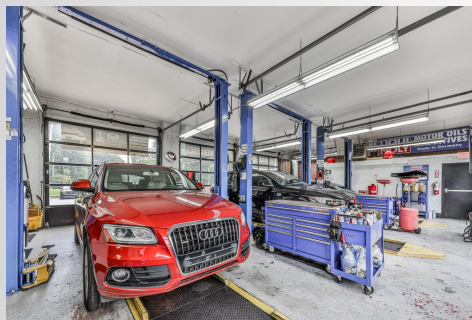


# Turn-Key Auto Repair Business



4435 State Bridge Way, Alpharetta GA

Offering at **\$2,550,000.**



**John Thur**  
**Associate Broker/Realtor**  
**phone/ text 404-245-9949**  
**johnthur@mindspring.com**

- 1,757 Square Feet
- .59-Acres
- Monument Signage on Old Milton Parkway and State Bridge Way
- Less Than 3 Miles To Interstate 400, Avalon, and Downtown Alpharetta
- More Than 50,000 VPD
- Median Household Income In 30005 Zip Code Is \$171K+
- Population Of 218,000 Within A Five-Mile Radius
- Database Of 1800+ Past & Present Customers Included
- 16 Camera Security System
- 3 Drive Through Bays- Each w/ Lift & Pits w/ Covers
- 21 Parking Spaces
- 2- 500 Gallon Storage Tanks
- Reception Area, Waiting Room, Office & Bathroom
- One Of Only 4 Liqui-Moly Pro Center Shops in Georgia

