

Turnkey Automotive Shop for Lease

706 E Western Ave, Avondale, AZ 85323



Ironheart Commercial
Closing, Deals & Protecting
Trust
10285 W Camelback Rd., Ste.
104
Phoenix, AZ 85017
brokered by AIRE

SAFETY SERVICE
& ALIGNMENTS

706



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Position Your Business for Immediate Success

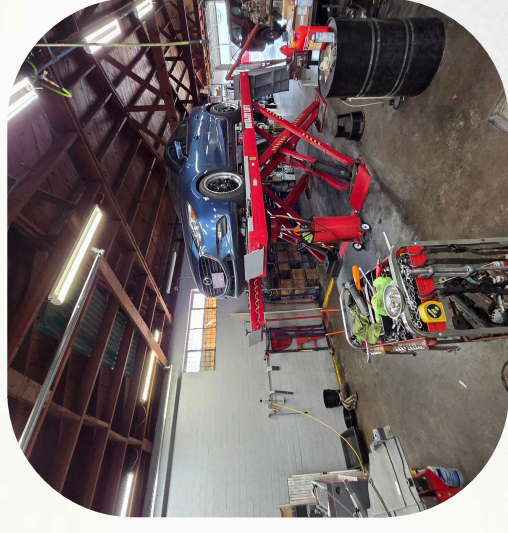
This well-established automotive shop, operating at this location for over 10 years, offers a rare opportunity for a new operator to step into a proven and functional environment.

Property Highlights:

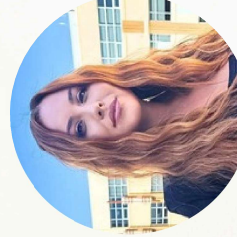
- **Built-In Infrastructure:** Efficient shop layout designed for automotive use
- **Established Location:** Long-standing automotive presence with strong customer familiarity

Additional Opportunity:

- **Equipment Available for Purchase:** Existing furniture, fixtures, and equipment—including an alignment machine—may be purchased separately
- This opportunity provides a seamless transition and immediate operational capability, creating a strong foundation for a new or expanding automotive business.



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