

BUSINESS AND REAL ESTATE FOR SALE

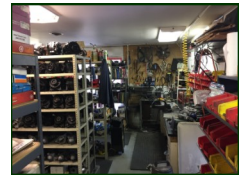
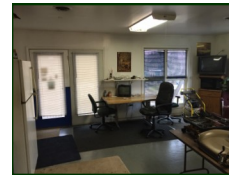
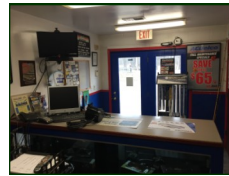
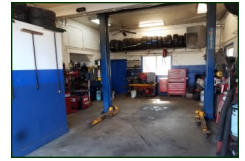
Auto Repair Business w/ Real Estate Includes Fixtures, Fittings and Inventory

Since 1996, this unincorporated Lake County location has been an established auto repair and servicing business with the continuity of the same phone number and owner has maintained a 2,000 + customer database. In 2001, building was completely rebuilt due to fire. New systems include roof, plumbing, electrical, main concrete floor, triple basin drains etc., all to current code. Building consists of ±1,450 SF first level with entry office and 3 bay service area; 1 scissors lift, 1 rated 7K lb hoist, 1 rated 10K lb hoist; 2nd level used for administration work. 2nd floor also has its own bathroom and mechanicals room; furnace, water heater and air compressor. Outside there are 30+ parking spaces and some short term monthly parking. Offered as turnkey operation including real estate, business equipment (itemized list available), client database and long established phone number. Financials available upon request. Contact broker for more details. Visit Premier Commercial Realty website to see more listings.

MLS: 09879293

PROPERTY SPECIFICATIONS

Description:	Auto Repair Bus. & R.E.
Building Size:	±2,900 SF
Year Built:	1996 / Re-Built 2001
Years in Business:	22 Years
Parking:	30+ Spaces
Electric:	200 Amps
Sewer: City	Water: Well
Ceiling Height:	12'6" 1st Fl. / 8' 2nd Fl.
Real Estate Taxes:	\$7,182 (2016)
Zoning:	GC—General Commercial
Financial Info:	Available Upon Request
Sale Price:	\$295,000 (\$101.72 psf) (Business, Real Estate, Equipment, Phone Number, Client List)



Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$58,398	\$63,905	\$71,500
Population	4,610	53,353	120,240
TRAFFIC COUNTS: ± 12,000 Vehicles per Day			



Directions: Fairfield Road to Rollins, West to Walker's Service .

PIN: 05-13-200-007

March 14, 2018

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