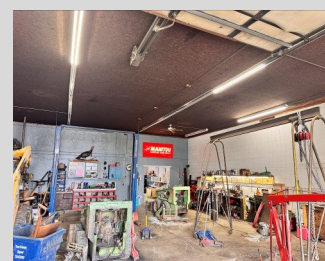
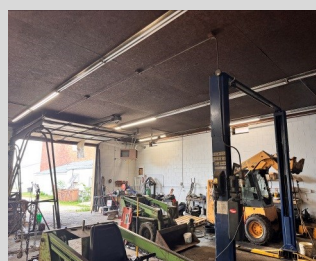




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Commercial Building - Turn-Key Business or Shop Opportunity

This versatile block building offers an excellent opportunity for a turn-key business, automotive shop, warehouse, or storage facility. With a welcoming storefront, functional shop space, and numerous valuable inclusions, it's ready for its next owner.

Property Features

- Storefront entrance with office area
- Large rear shop/work area
- Bathroom
- 14' x 12' electric overhead door
- Floor drain
- Vacant lot located directly to the east
- Built in 1977

Metal roof installed in 2020

Mechanical & Utilities

- Office natural gas furnace (2010)
 - Shop natural gas furnace (currently needs repair)
- Approximate budget billing: \$232/month

Endless Possibilities

Whether you're looking to expand your business, open an automotive repair shop, create a workshop, or simply need quality storage space, this property offers outstanding flexibility and value.

Shop Equipment Included

- 1995 Rotary 9,000 lb. vehicle lift
- PaceMaker 80-gallon, 3-phase air compressor
- Assorted shop workbenches
- Century welder
- Drill press
- Parts bins
- Waste oil barrel
- Remaining inventory
- Shop manuals



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The information contained herein was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyers to do an investigation on their own if so desired.

