

PRICE REDUCTION!



HIGHLIGHTS

- » Zoned C-2, Commercial/Industrial
- » Year Built: 2014, American Buildings Inc.
- » Conference Room with Kitchenette
- » Security Camera System, Security Perimeter Railing
- » Free Standing Detached Lighted Sign (14'-6" Wide x 2'Tall)
- » Irrigation Sprinkler System
- » Service Department features 3 Automated Garage Doors, 4 Service Bays, Detail Bay, Radiant Heat. All Service Equipment is also for sale. Fully Operational Service & Detail Areas
- » LED Pole Lighting Outside
- » Backyard Portable Buildings Distributer
- » \$36,000 Net Profit/Yard/Portable Building Sales
- » List of Office Equipment & Furniture - Sold Separately

FOR SALE OR LEASE \$1,390,000 or
\$9,500/Mo Net

- Lease Price Includes Property Tax, Lessee to Provide Insurance & CAM
- Retail Auto Dealership & Property Sale
- 8,800 SF Building + 1,200 SF Mezzanine for a Total of 10,000 Gross SF
- 4,400 SF Office Space/Showroom
- 4,400 SF Shop
- 2.95 Acres + 1/2 Acre Paved Available (RR Easement)
- Approx. 1.5 Acres are Paved

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 MED HOUSEHOLD INCOME	\$84,949	\$89,359	\$89,535

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PHOTOS

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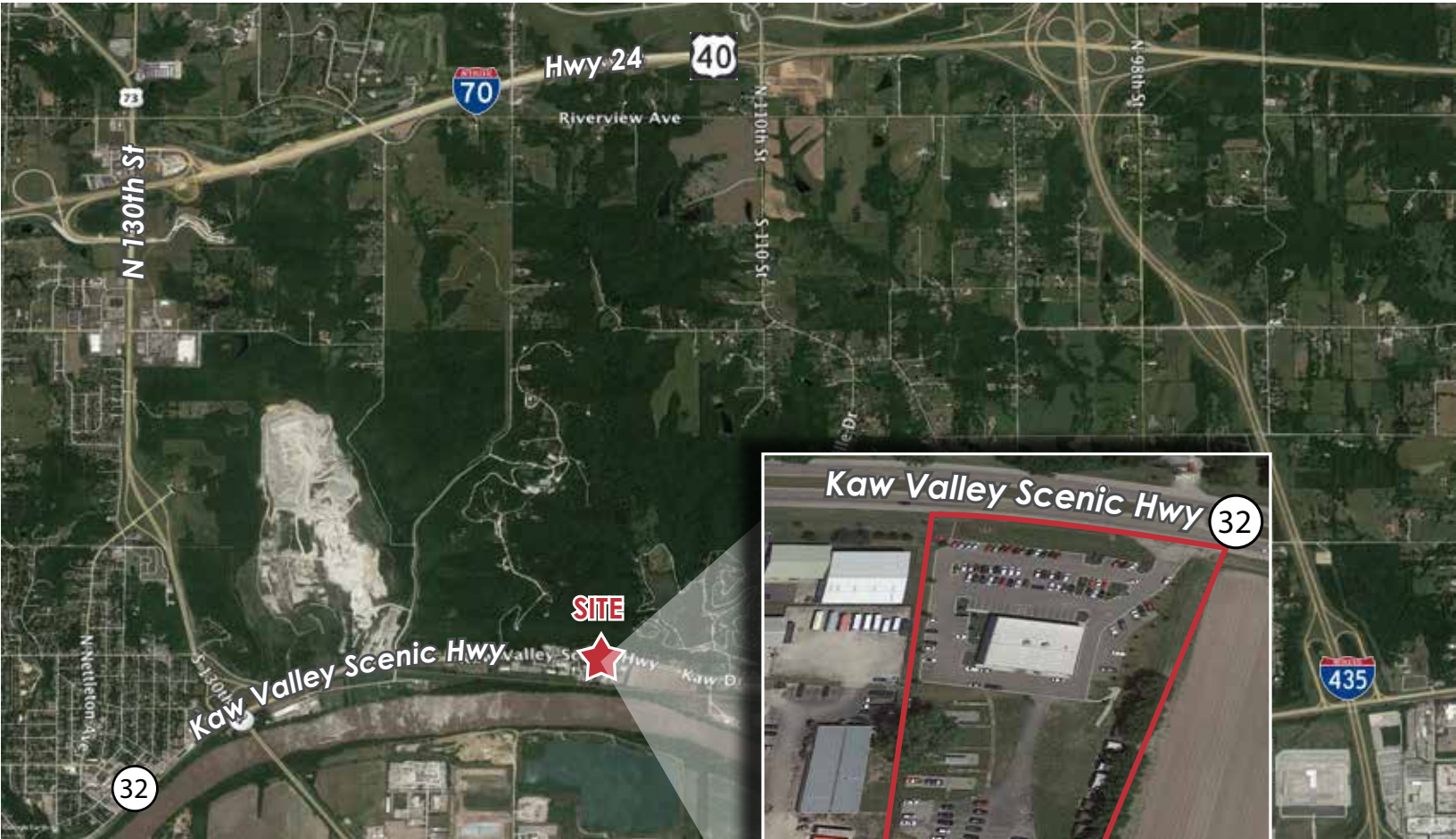
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AERIALS

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