

For Sale ~ Building & Business

610 Oak Street

Copiapue, NY 11726

**METRO**  
REALTY SERVICES LLC

## Business & Fully Equipped Auto Body Shop For Sale

**Price Reduced**



Building Size: 3,904 sf  
Lot Size: .20 acres  
Offices: 10%  
Ceiling Height: 10' 3" clear  
Drive-ins: 4  
Heat: Oil  
Power: 400 amps  
Sale Price: ~~\$1,650,000~~ \$1,599,000  
Approx. Taxes: \$ 19,606

**\* Business Generates Over \$1,000,000**

**In Gross Sales Per Year**

### Equipment Included:

- ◆ Heated down draft sprinklered spray booth
- ◆ Two Frame machines (One with Vision 3 Car Liner)
- ◆ Vented mixing room
- ◆ SK 15 Horsepower Kaeser Compressor

### Comments:

- ◆ Zoned Auto Body
- ◆ Fenced Yard
- ◆ Business Included
- ◆ New LED Lighting
- ◆ Air Lines Throughout
- ◆ Security System Included

### Authorized Auto Body Shop For:

- ◆ Geico
- ◆ Nationwide
- ◆ Liberty Mutual
- ◆ Ameriprise
- ◆ MAP FRE

For further information or to arrange an inspection of this property please contact "Exclusive Agent":

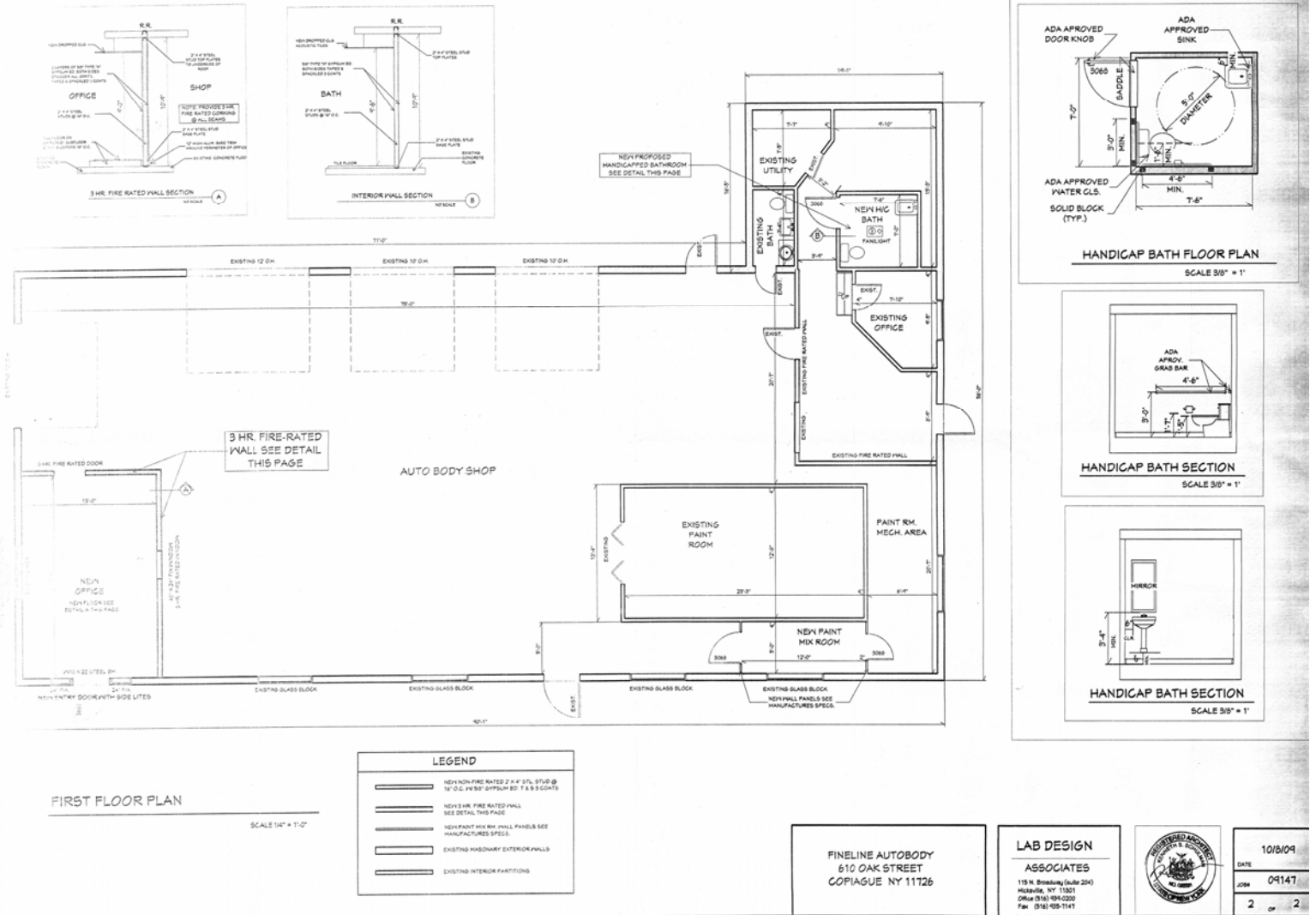
**Jeremy D. Hackett, Licensed Real Estate Broker**  
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All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

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**Jeremy D. Hackett, Licensed Real Estate Broker**  
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**Richard J. Falco, Licensed Real Estate Salesperson**  
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LAB DESIGN

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10/8/09  
 DATE  
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 JOB#  
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