

For Sale ~ Building & Business

610 Oak Street

Copiapue, NY 11726

METRO
REALTY SERVICES LLC

Business & Fully Equipped Auto Body Shop For Sale

Price Reduced Further!



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~~
~~\$1,499,000~~ **\$1,399,000**
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":

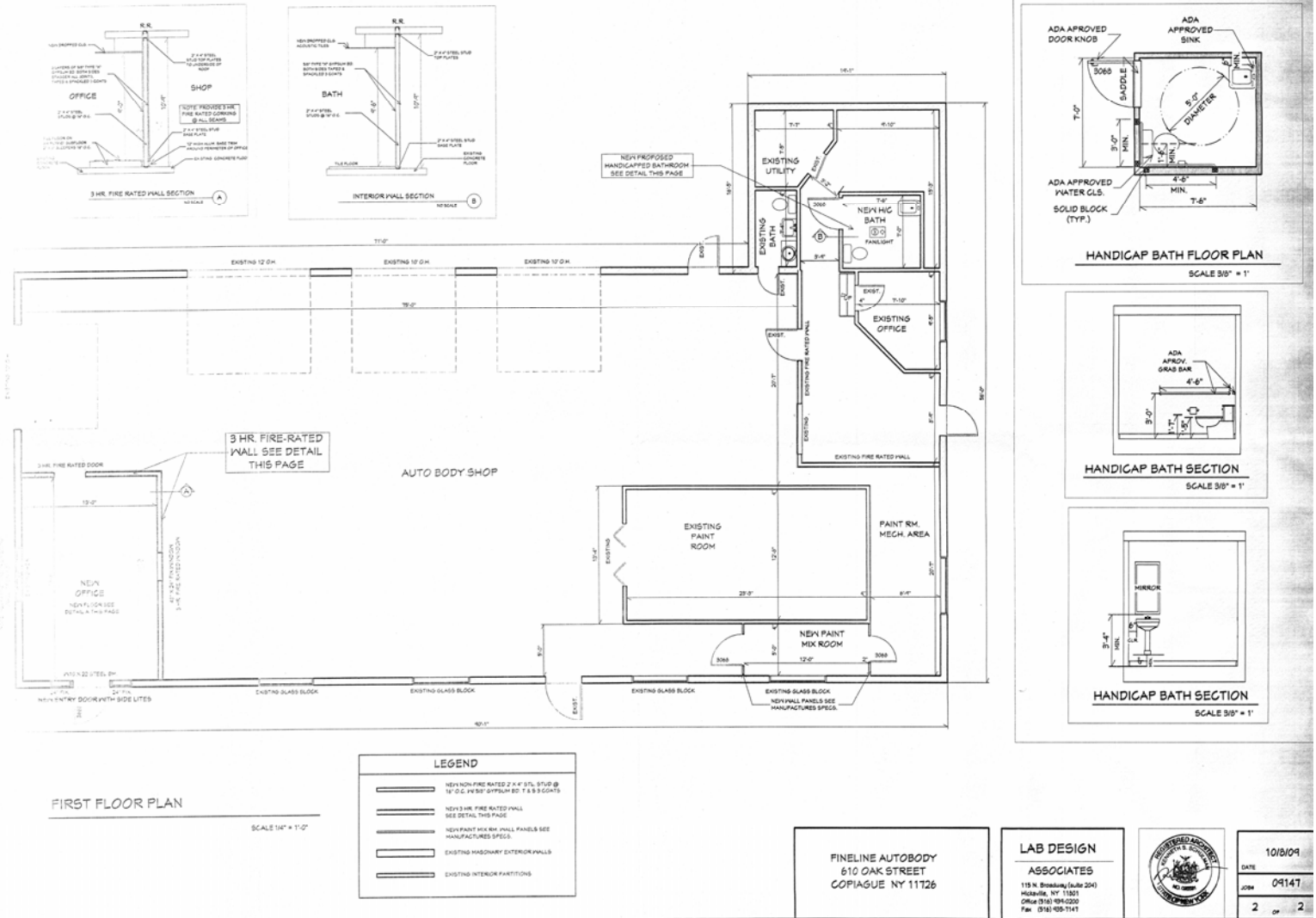
Jeremy D. Hackett, Licensed Real Estate Broker
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Managing Director
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All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior 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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LAB DESIGN

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10/8/09
 DATE
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