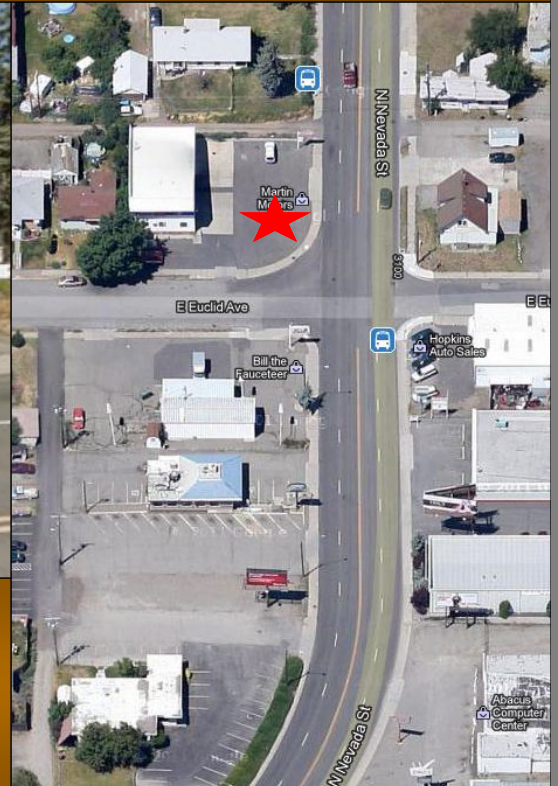


Auto Shop For Sale or Lease



3105 N. Nevada

\$480,000 or \$2,800/mo. NNN

Turn-Key Business & Real Estate Included

Site: 3 blocks north of Foothills on Nevada. Land: 10,890 SF. High Visibility Corner. Access on Nevada & Euclid. Parcel: 35054.3825

Zoned: CB Community Business

Building: 2,880 SF footprint plus 437 SF Mezzanine office. Built in 1986. Two 10' x 12' & One 18' x 10' roll up doors. T-10 lighting.

HVAC: Waste oil furnace with 700 gal. reservoir. Electric a/c heat in office.

Equipment: 3 lifts: 12,000 lb drive-on, 8,000 lb swing-arm, 10,000 lb swing-arm. brake lathes, A/C evac-charge, tranny fluid exchanger, coil spring compressor, brake flush, water base part cleaner. Tons of specialty tools.

Call agent for details.

VIC OVERHOLSER

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SDS REALTY Inc.
COMMERCIAL REAL ESTATE SERVICES

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