

FOR SALE

Auto Service Facility

40 Stone Road, Rochester, NY 14616



FEATURES:

- Owner retiring; rare opportunity to acquire a highly respected auto service facility
- Solid brick construction, exceptionally maintained, clean environmental
- 3 - 4 service bays, 4 drive-in doors (two 12-foot, two 8-foot)
- Three 10K lb. lifts (two above, on in-ground)
- Alignment machine, NYS Inspection machine, two compressors
- Parking for 18-20 cars
- Outstanding reputation with a strong, loyal customer base
- Currently a one-man shop
- Should generate close to \$1 million annually with three master technicians
- List price \$429,000

DEMOGRAPHICS:

	<u>5- Miles</u>	<u>10-Miles</u>
Population:	222,096	504,573
Households:	93,224	218,974
Average HH Income:	\$68,480	\$80,212



2833 W Ridge Rd. Suite 3, Rochester, NY 14626



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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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**HOWARD
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