

For Sale: Well Established Auto Repair Shop

92 Saratoga Ave

Waterford, NY 12188

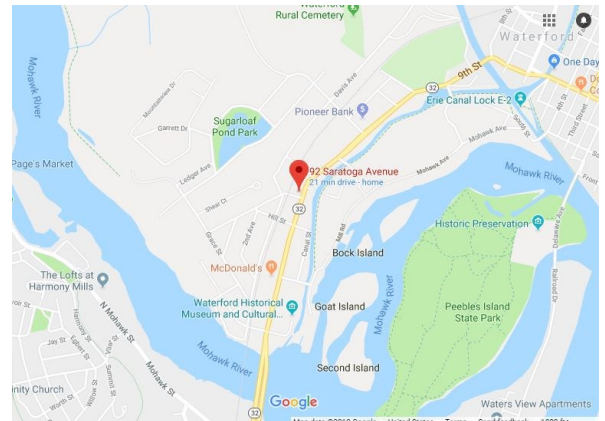
PRICE REDUCTION: ~~229,800~~

Now \$199,900

Includes business, equipment and real estate



*Very few Auto repair shops within
the City of Waterford*



Turnkey Operation: All equipment included

Tax ID# 295.8-3-4

Lot Size: 2,614 sf

Utilities: public water, natural gas

Parking: 8 spaces +/-

Business Founded: 1999

HVAC: gas hot air

Taxes: \$2,775

Equipment includes: 9000 lb lift, tire alignment and balancing machines, Toolbox with tools, NYS NYVIP machine, plus misc. shop equipment. Only one other shop downtown.

Building Size: 1,036 SF

Corner Lot:

Foundation: Concrete Slab

Zoning: R-75 Residential

Roof: Modified Rubber

Power: 200 amp/3 phase

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