

FOR SALE

6989 State Route 21

Almond, NY



## Auto Service Center Property/Business For Sale

### Property Highlights

Tax Map ID 126.-1-31

- 4 lifts and 4 work bays for restoration, auto repair, alignments and NYS Inspections.
- Roof is 5 years old with a 40 year warranty metal.
- Windows were replaced in 2016.
- Phase 1 was completed in 2012 which did not warrant a Phase 2.
- Private sewer and water.
- NYSEG updated all lighting 5 years ago.
- 240 amp service updated 5 years ago.
- Solid stone gravel parking lot.
- 3 natural gas heaters and waste oil heater in garage work area.
- High traffic area with Alfred University and Alfred State College less then 3 miles away.
- Local School District is 500 feet down the road.

#### Traffic Counts

State Route 21	5,878 AADT
----------------	------------

Source: NYS DOT 2020

### Contact

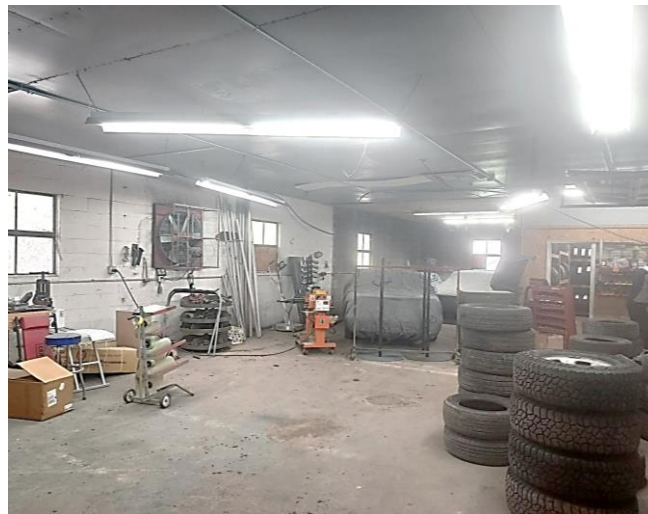
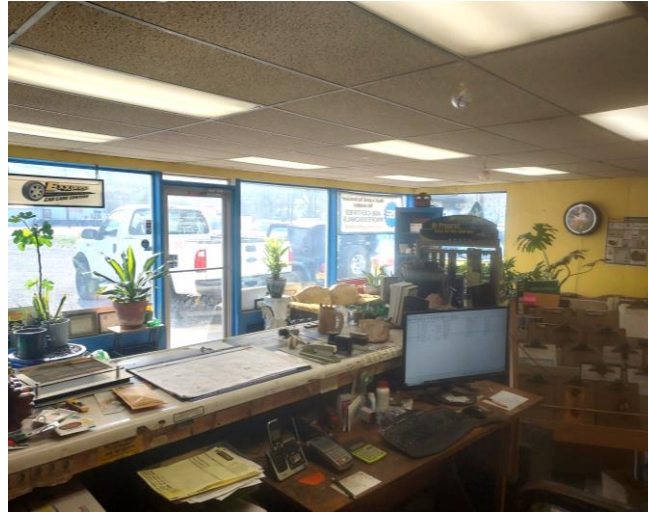
**Samantha Testani**  
Real Estate Salesperson  
607 382 2834

[stestani@pyramidbrokerage.com](mailto:stestani@pyramidbrokerage.com)

8 Denison Parkway East, Suite 401  
Corning, New York 14830  
+1 607 937 9720  
[pyramidbrokerage.com](http://pyramidbrokerage.com)



# Property Photos



# Equipment List/Property Photos

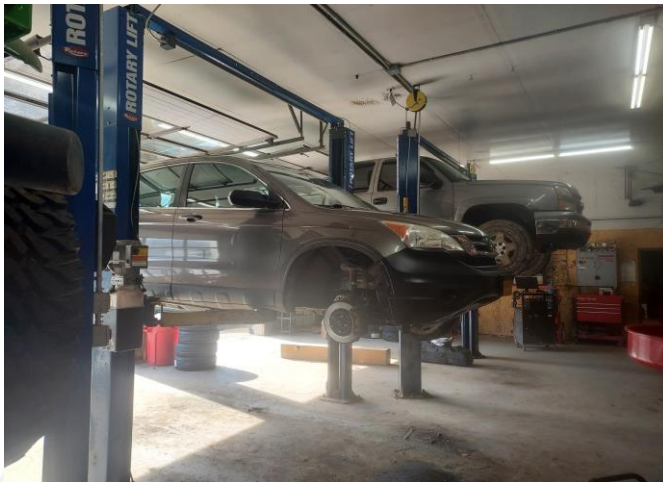


## EQUIPMENT LIST

1	Rotary SPOA10 Symmetrical 10,000 lb. lift	\$ 4,200
2	Rotary SPOA10A Symmetrical 10,000 lb. lift	\$ 8,400
1	Hunter RX12 12,000 lb. scissor vertical lift w 2 trolley jacks	\$10,000
1	Hunter DSP600 Alignment machine	\$15,000
1	Champion air compressor, 7.5hp, R30 pump, 120gal	\$ 6,500
1	200k BTU waste oil heater with 5 storage tanks and supplies	\$ 5,000
	Plumbed Air lines w/regulators and 4 hose reels	\$ 900
	Inspection machine with license	\$25,000

Office counter and office furniture, printer, fax, clipboards, racks are all included no charge.

**Total Equipment \$75,000**



# Property Aerial

