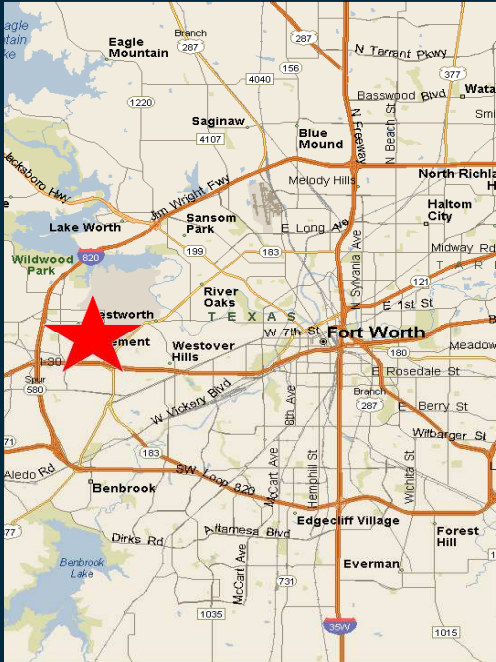


# FOR SALE Automotive Shop



## 809 South Cherry Lane White Settlement, Texas 76108



**Chris L. Stewart**  
cstewart@vasseurcre.com

**Nathan Vasseur**  
nvasseur@vasseurcre.com

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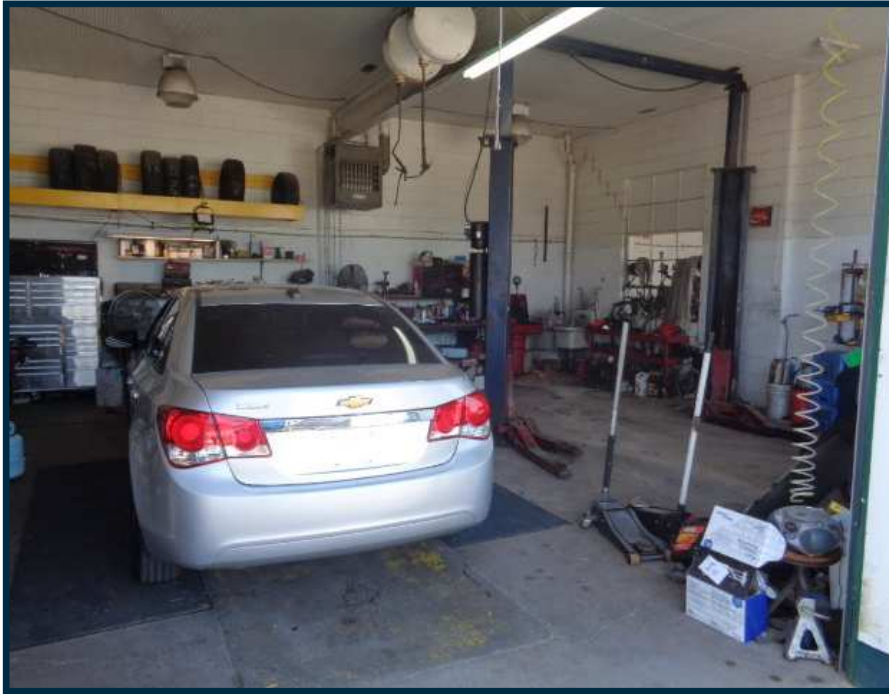
**2931 Oak Park Circle  
Fort Worth, Texas 76109  
(p) 817.335.7575  
(f) 817.870.1911**

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal.

### FEATURES

Location:	One mile north of I-30 Freeway, located on the southeast corner of South Cherry Lane and Whitney Drive
Building Size:	2,700 SF (+/-) (Per measurements)
Land Size:	13,939 SF (+/-) (Per TAD)
Building Description:	Single-story - six bay vintage service station, hadite block and metal construction, 2 restrooms
Year Built:	1958, property has been well maintained
Zoning:	Overlay District
Parking:	Good - fenced in yard area for cars and storage, gravel base
Comments:	Seller does not want to lease or owner finance. Owned and operated by Luster's Automotive.
Special Features:	1.) Small sign 2.) Four lifts stay with property 3.) Small 24' X 20' covered canopy
Sales Price:	<del>\$415,000</del> <b>\$395,000 PRICE REDUCED!</b>

# PROPERTY PHOTOS



**Bay**



**Sign**

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# PROPERTY PHOTOS



2 Bays



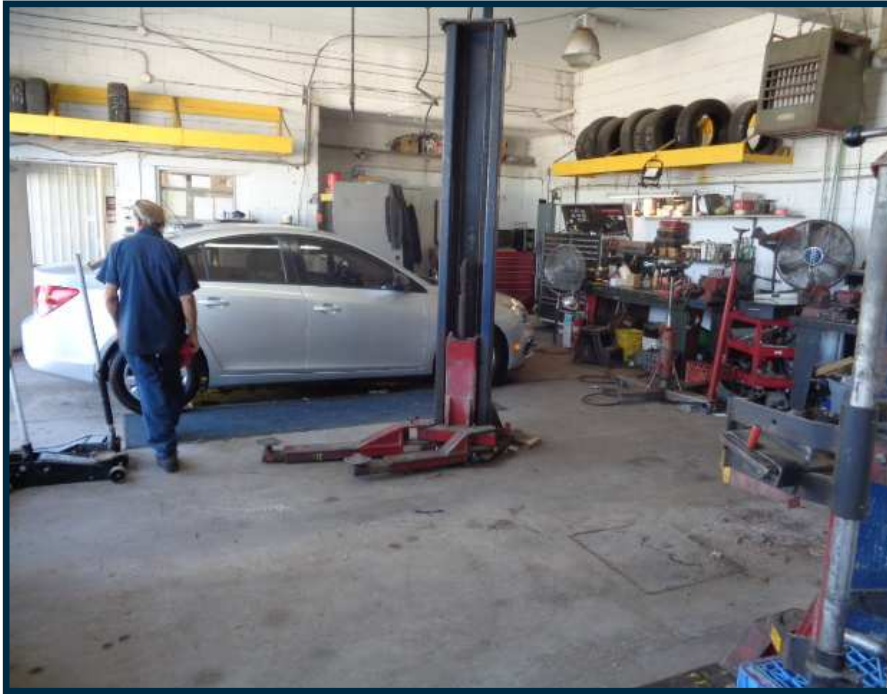
Interior Bay-This lift goes with Seller

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# PROPERTY PHOTOS



Another Bay-2 lifts stay



View of property looking north

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# PROPERTY PHOTOS



**Another Bay-lifts stay**



**Walkway/Restroom location**

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# PROPERTY PHOTOS



**Outside Storage**



**Outside Storage**

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# PROPERTY PHOTOS



**Front Waiting Area/Office**



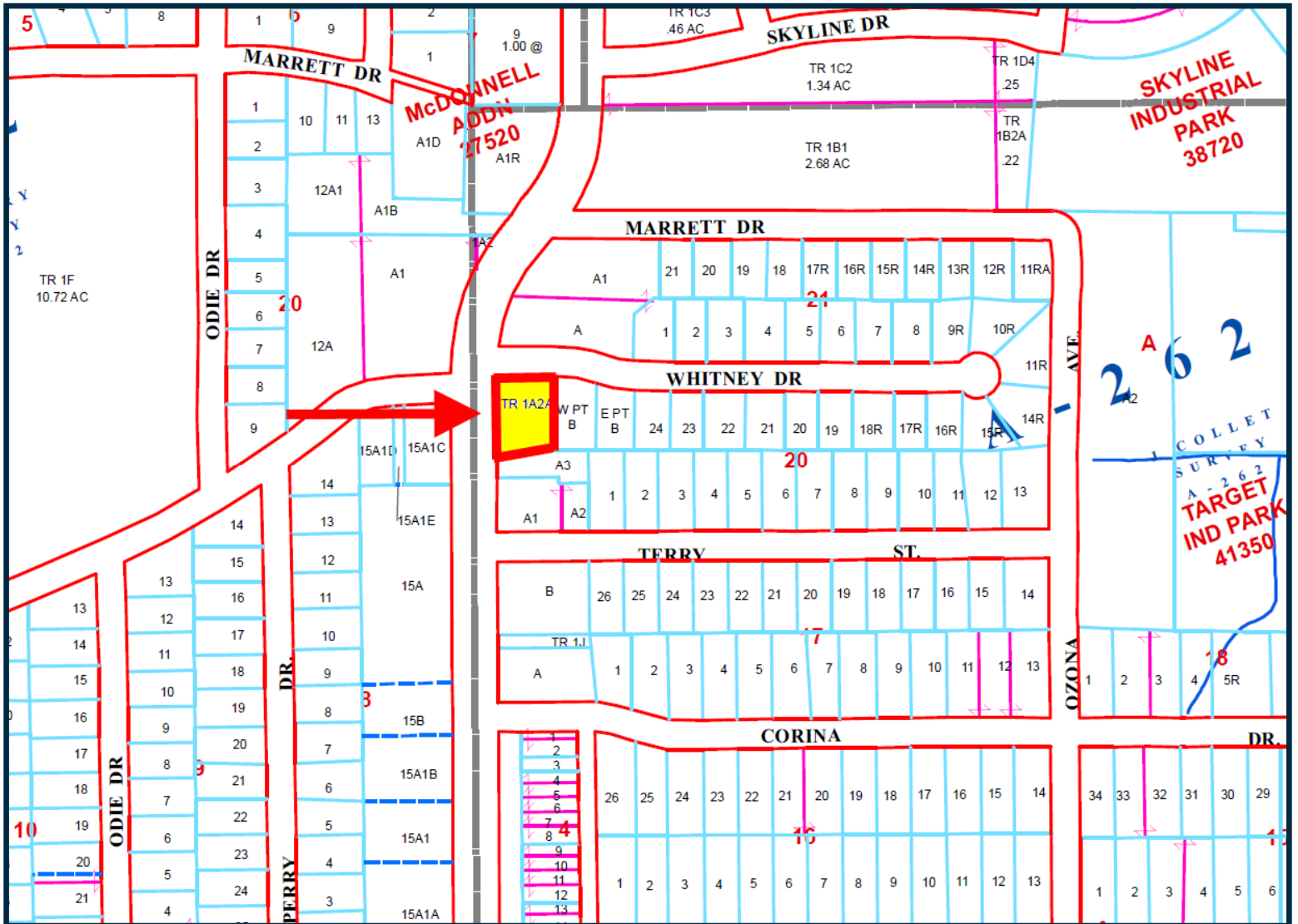
**View of property looking south-outside lift stays**

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# TAX MAP



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# AERIAL



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# Property Information and Condition Statement

## Property Information and Condition Statement

This offering has been prepared solely for informational purposes. It is designed to assist a potential Buyer or Tenant in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Vasseur Commercial Real Estate, Inc., its' affiliate, Seller or Landlord. This document's information is provided subject to errors, omissions and changes in the price or other conditions, prior sale or lease, and is subject to modification or withdrawal from the market.

Any projections and pro forma budgets or any other data contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

Interested Buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the Buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract to purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may be an interest in the Property. Neither the prospective Buyer nor Seller shall be bound until the execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective Buyers and Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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## SALE/LEASE AMERICANS WITH DISABILITIES ACT AND HAZARDOUS MATERIALS DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may be in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and or/future owners and or/operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

SELLER/LESSOR

BUYER/TENANT

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_