

AUTO REPAIR SHOP FOR SALE

TIMS TOY SHOP

659 20th Ave, Longmont, CO 80501



SALE PRICE:	\$1,060,000
LOT SIZE:	0.57 Acres
BUILDING SIZE:	5,000 SF
YEAR BUILT:	2009
ZONING:	Auto Repair

PROPERTY OVERVIEW

Amazing Opportunity. Family owned and community loved Auto Shop is offered for sale for the first time ever. High traffic location, just a block off Main St, surrounded by many businesses, restaurants, offices and shops. Owner user occupied. For sale Building only, for lease includes 4 Lifts and other shop equipment at \$14.40 NNN + \$3.64 NNN sqf/year

PROPERTY FEATURES

- Two 14 x 10 foot overhead drive-in doors
- Reception Room, Storage Area, 2 Bathrooms
- Paved parking lot on 3 sides of the building

KW COMMERCIAL
606 Mountain View Avenue
Longmont, CO 80501

EDITE LAWRENCE
Director, KW Commercial Real Estate Division
O: 303.909.5742
edite@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

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