



FOR SALE

**424 S PACIFIC HWY & ADJACENT VACANT LOT
COTTAGE GROVE, OR
BUSY AUTO REPAIR SHOP**

OFFERING AT: \$550,000

PROPERTY FEATURES: 1,050 Square foot shop area on an 11,761 Square foot commercially zoned lot PLUS Adjacent Lot with 7,405 Square feet with a Storage Trailer with lights and shelving. Located just outside downtown Cottage Grove on a busy intersection with high visibility and steady drive by traffic, the shop is well positioned to serve the surrounding community and keep customers coming back.

FEATURES AS AN AUTO REPAIR SHOP:

****Super clean turnkey opportunity at the ready.** Well established auto repair shop has been successfully operated by the same owner/operator for 20+ years, previously specializing in transmission and exhaust, earning a strong local reputation.

****Clean, established working auto repair business (Move-In Ready)** with 5 lifts to handle cars, trucks and Motor Homes

****Prior transmission and exhaust specialization** with proven operations over 20 years.

****Rare opportunity to take over a fully operational auto repair facility** in a prime location. All necessary equipment and tools in place to move in and start generating revenue immediately **INCLUDES** exhaust tubing bender and many specialized transmission tools along with well stocked toolboxes.

****Separate adjacent lot for future expansion or another income producing opportunity.**

PROPERTY INFORMATION: Map and tax lot: 20-03-33-21 09802 Taxes: \$1,857.10 PLUS adjacent tax lot: 9801 Taxes: \$806.35. Zoned Community Commercial. Underground Tank removal was completed on November 3, 1989 as per DEQ regulations, therefore, DEQ issued a No Further Action Letter on January 4, 2000 (Copy of letter available as part of buyer's due diligence).

BROKER COMMENTS: Owner will finance upon approval and negotiated terms for qualified buyers. Contact Broker for details including financial/operations information and equipment list.

LISTING BROKER: David E Clyde license number 780203949 in the State of Oregon of David E Clyde Real Estate, 1142 Willagillespie Road Suite 26, Eugene, Oregon 97401, Phone 541-729-1644, and Email: dclydere@aol.com.

DISCLAIMER: Although the information contained herein has been obtained from the seller and other sources deemed authoritative by the Broker. This flyer is still subject to error, omission, and prior sale of the property.

ATTACHMENT: Oregon Real Estate Agency Pamphlet.