



# Repair Facility & Business

5373 Chestnut Ave, Buena Vista Twp., NJ

Sale Price: \$485,000

Building Size: 3,700 SF

Lot Size: .89 Acres

Real Estate Taxes (2016): \$6,001

## Key Facts:

- Turnkey 40+ year single owner run Automotive Business
- Service/Repair component includes Equipment
- Six Bays - Multiple Overhead Doors
- Sales/Service Office
- Previously approved for Used Auto Sales
- Parts/Supply Room
- Signage
- Fenced Storage Yard
- High Exposure on Corner Lot
- Ideal location to serve surrounding Residential and Business communities
- Minutes to Routes 40 & 49 with easy access to Route 55 & AC Expressway



Outstanding Business Opportunity- this turnkey operation boasts a 40+ year single owner run business at this strategically located automotive facility. Huge growth potential exists at this site by maximizing the available business components– Service/Repair- expand the revenue base by adding technicians; Used Automobile Sales- previously approved lot offers dramatic income potential. The business operates from a 3,700 SF facility on .89 acres situated on a corner lot which is positioned at a busy intersection. This location in the heart of Southern New Jersey allows for maximum exposure to serve the surrounding residential and business communities. The facility offers a sales/service office, six bay repair shop, two lifts, parts/supply room, full bath/shower room, multiple overhead door access, fenced storage yard and includes all equipment necessary to hit the ground running.

Situated in the middle of the Atlantic & Cumberland County markets, it is just minutes from Routes 40 & 49 with easy access to Rt. 55 and the AC Expressway. The owner is contemplating retirement; however provisions could be negotiated to assist in a smooth transition. Interested parties will be required to sign a Non-Disclosure Agreement (NDA) before any financial information is disclosed pertaining to the business operation.

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