

RARE, GRANDFATHERED USE AUTO REPAIR BUSINESS!

Exclusively Offered By  **MLS Lincoln Weston Realty**
71 West Main St. & Georgetown, Massachusetts

Also view this property online at:

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PETER GOTTLIEB, BROKER/AGENT
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RARE OPPORTUNITY TO PURCHASE OR LEASE THIS RENOWNED AND REPUTABLE AUTO REPAIR FACILITY. The business proudly possesses a grandfathered use in the downtown Georgetown area. This is a multi-oil heated facility by its own oil byproducts thereby eliminating certain energy costs. There are two heating units at 170,000 BTUs AND 250,000 BTUs, respectively. Licensed to handle 16,000 gallons with five 300-gallon tanks. New Rolled rubber roof ~1 year old. One new garage door and 2 refurbished doors; a \$10,000 value. Mini-split Air conditioning in the Office and Waiting room areas. Environmental fiber filtration system on the property perimeter. 4-lifts with one inspection station which exists with the current business owner. The purchase price of \$1.1 million includes a discounted \$625K for the real estate and discounted \$475K for the concomitant business. The real estate alone is \$1,100,000, its estimated retail value. Ask BROKER for additional financing options. Buyers CALL Peter directly at MLSLincolnWestonRealty today for more information or to schedule a showing at **(781) 235-7727**.

Peter Gottlieb is a specialist for buyers and sellers of commercial and industrial real estate in Massachusetts. Trusted and respected for over 43 years.

GFA: ~3,484 s.f. / .25 acres
4 Garage Bays with Lifts
Additional Garage parking
Self Heating with recycled motor oil
Air Conditioning in Office and Waiting Area
New Rolled Rubber Roof
Licensed Vehicle Inspection Station currently

FOR PURCHASE OR LEASE
Taxes: \$4,135.15 FY 2023
R.E. Assessment: \$309,300
Year Built: 1930 Renovated 1986
Style: Auto Repair Garage
Sale Price: \$1,100,000
Lease: \$12,500/month for 5 years w/2% annual escalation & \$500K d.p.
Grandfathered Auto Repair Use in this downtown Georgetown district


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