



# COMMERCIAL

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**BUSINESS FOR SALE**

## **AUTO A/C SPECIALISTS & REPAIR SERVICE CENTER**



### **BUSINESS DESCRIPTION**

- **Location:** Lee County, Florida
- **Comments:** Turn-Key Auto Repair Shop specializing in Auto A/C, Heating & Cooling, located on a major Lee County road, is available for sale. The business is a family-owned and operated business with over 40 years of combined experience and a staff with the expertise to repair vehicles the right way the first time. Additional services include brakes, oil changes, tune ups, chassis, electrical, diagnostics, and more. The shop is an AC Delco service repair facility servicing domestics, imports, RV's, Heavy Equipment & Fleets provided by ASE Certified Mechanics. The property is not included in the sale and is available for lease. The property is improved with a 4,025 SF freestanding building, newly painted, with a 600± SF front office/reception area, 2 restroom, 16' ceilings and a 22' x 6' loft. The garage has (4) oversized bay's and (1) overhead door.

**Asking Price: \$150,000**

<b>FF&amp;E</b>	<b>\$22,000</b>
<b>Employees</b>	<b>4, Including the 2 Owners</b>
<b>Growth/Expansion</b>	<b>Yes</b>
<b>Reason for Selling</b>	<b>Retirement</b>
<b>Training</b>	<b>(2) Weeks</b>
<b>FDOT 2016 Traffic Report</b>	<b>22,000 Annual Average Cars Per Day</b>

*\*A Signed Confidentiality Agreement & Proof of Funds are required.*

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