

FOR SALE

1005 N Belt West
Swansea, IL 62226



AUTOMOTIVE BUSINESS & REAL ESTATE FOR SALE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

HIGHLY SUCCESSFUL AUTOMOTIVE BUSINESS FOR SALE

Sale includes the client book of business, all equipment valued at \$250,000, as well as the 4,000 SF shop.

Multiple updates throughout this property including office rehab, new LED lights, overhead heater switched to propane, new alignment rack, tire machine (5-years old), along with updated air compressor.

- (6) 9'x12' OHDs (5 lifts and 1 flat bay)
- Loft above office available for storage
- Underground oil/water separator
- 3 phase power
- Clean environmental
- 2 technicians to remain with business
- Exterior lighting with security cameras on sight

REDUCED SALE PRICE: \$790,000

CONTACT BROKER FOR FINANCIALS

AREA MAP

1005 N Belt West, Swansea, IL



LOCATION OVERVIEW

Located near the corner of N Belt West and Fullerton Rd with 16,700 ADT. N Belt West has numerous office and retail spaces throughout this corridor all the way to IL -159.

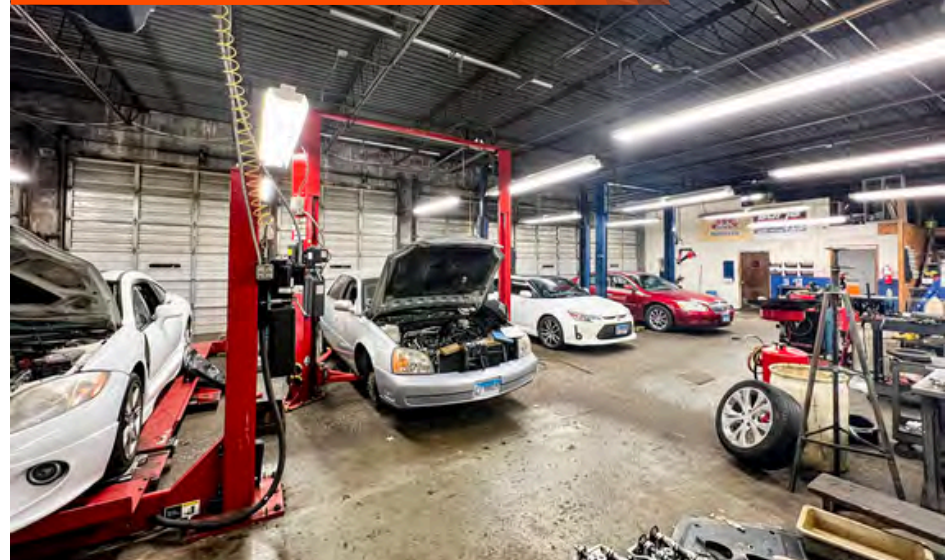
PROPERTY PHOTOS

1005 N Belt West, Swansea, IL

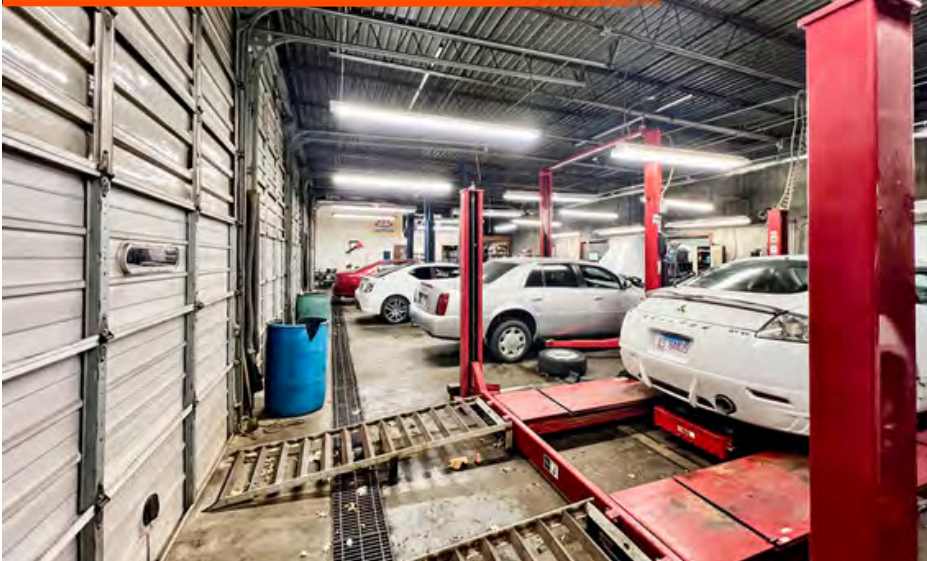
WAITING ROOM



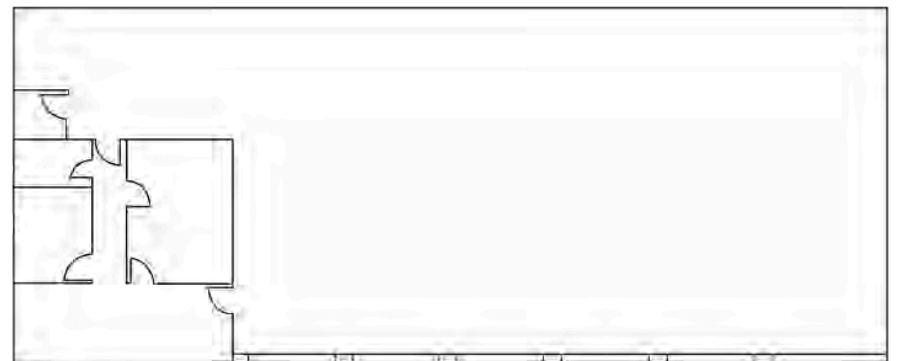
LIFT



INTERIOR BAYS



FLOOR PLAN



OFFICE/RETAIL PROPERTY SUMMARY

1005 NORTH BELT WEST

LISTING # 3003

LOCATION DETAILS:

Parcel #: 08--16.0-107-023
County: IL - St. Clair
Zoning: Highway Business

PROPERTY OVERVIEW:

Building SF: 4,000
Usable Sqft: 4,000
Min Divisible SF: 4,000
Max Contig SF: 4,000
Office SF: 400
Retail SF: 3,600
Signage: Monument,Building
Lot Size: 0.50 Acres
Frontage: 125
Depth: 200
Parking Spaces: 29
Parking Surface Type: Asphalt
Drive In Doors: 6
Drive In Door Size: 9'x12'

STRUCTURAL DATA:

Year Built: 1979
Yr Renovated: 1999
Ceilings: 7' - 14'



SALE/LEASE INFORMATION:

Sale Price: \$790,000
Price / SF: \$197.50

FINANCIAL INFORMATION:

Taxes: \$7,589.02
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 16,700

Property Description

Highly successful automotive business for sale. Sale includes the client book of business, all equipment valued at \$250,000, as well as the 4,000sf shop. Multiple updates throughout this property including office rehab, new LED lights, overhead heater switched to propane, new alignment rack, tire machine (5-years old), along with updated air compressor. Six, 9'x12' OHDs (5 lifts and 1 flat bay). Loft above office available for storage. Underground oil/water separator. 3 phase power. Clean environmental. 2 technicians to remain with business. Exterior lighting with security cameras on sight. Contact broker for financials.



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