



**FOR SALE**  
**AUTO BODY SHOP OR RETAIL / PARKING**  
**23RD STREET**  
**RICHMOND**

**LOCATION:** 418 23rd Street, five minutes off Hwy 580 at the 23rd Street exit, or MacDonald exit off of Hwy 80. Hi traffic location, other car related uses in area.

**DESCRIPTION —**

- Approximately 3,500-sq.ft., fully-licensed body shop;
- All permits in place;
- Clean spray booth with fire system;
- 220 3-phase power;
- Two 14'x 12' roll-up doors;
- 50-year roof with double sheetrock on the interior;
- New copper air system;
- Reinforced concrete block construction;
- Includes 1,000 sq.ft. heavy duty loft for storage;
- Building in excellent condition.

**TRAFFIC COUNT:** 2002, 18,000 cars daily.

**SIZE:** Approximately 14,049 square feet of land – 10,539-sq.ft. lot, separate 3,510-sq.ft. lot included, could be used for car sales.

**PRICE:** \$675,000, 10% DOWN PAYMENT.

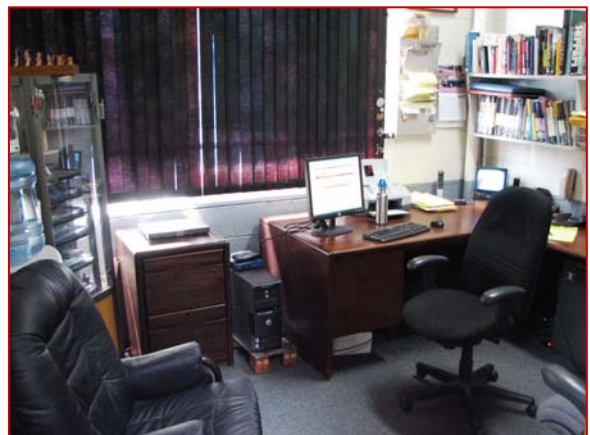
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[www.mrecommercial.com](http://www.mrecommercial.com)