

# AUTO REPAIR & MAINTENANCE FACILITY FOR SALE

## 12535 SOUTH HALSTED

### CHICAGO, IL. 60632



#### *Confidential...Do Not Disturb Business or Employees*

First In Realty Executives Inc is pleased to offer for sale an approximate 5100 SF free standing auto repair & maintenance facility positioned on 37,700 SF of land on busy Halsted Avenue located in Chicago's West Pullman community. Highlights include:

- +/- 5100 SF freestanding automotive repair facility
- Long standing business originally founded in 1932 and operating at current location since 1976
- Positioned on +/- 37,700 SF land
- Dedicated Pylon Signage w/ great exposure
- 6 bays with hydraulic lifts
- +/- 1500 SF interior vehicle storage garage
- 2 private offices
- Service writers windows
- Waiting room
- Women's & Men's restrooms
- Parts rooms
- +50+ exterior parking spaces
- Sale includes repair equipment & FF&E (list to be provided). Proprietary information not included.
- Cell tower lease on site. Lease interest sold for a pre-determined period of time. Ask agent for details.



#### Demographics (2017 Est.):

	1MI	3MI	5MI
Population	20,232	150,382	382,745
HH Avg. Inc.	\$56,780	\$54,358	\$62,131
#HH's	6,599	50,542	132,451

#### Traffic Counts:

- +/- 20,000 VPD Halsted Ave.
- +/- 18,847 VPD W. 127th Street

Information contained herein has been obtained by sources deemed reliable. First In Realty Executives, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



**FIRST IN**  
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### Included Items:

- 1 tire machine
- 2 motor vac/fuel engine cleaner machine
- 1 trans flush machine
- 2 power steering flush machines
- 6 lifts/racks
- 1 floor jack
- 2 jack stands
- Numerous test parts
- Numerous used tires
- All new inventory (parts) paid for
- Misc stock-screws, nuts. Bolts etc.
- Torches
- Air hoses
- Anti-freeze drain pan
- 2 battery chargers
- Snap on battery testing machine
- Oil/antifreeze drums & remaining fluids
- All office furniture
- Cash register
- Security camera system
- 1 large refrigerator
- Microwave
- 2 televisions
- Telephone system & phones
- Misc office supplies



### Not Included Items:

- Any vehicles registered & owned by the business
- Mechanics personal tools, tool box(es), and equipment
- Collectible memorabilia hanging and displayed in shop
- Proprietary information



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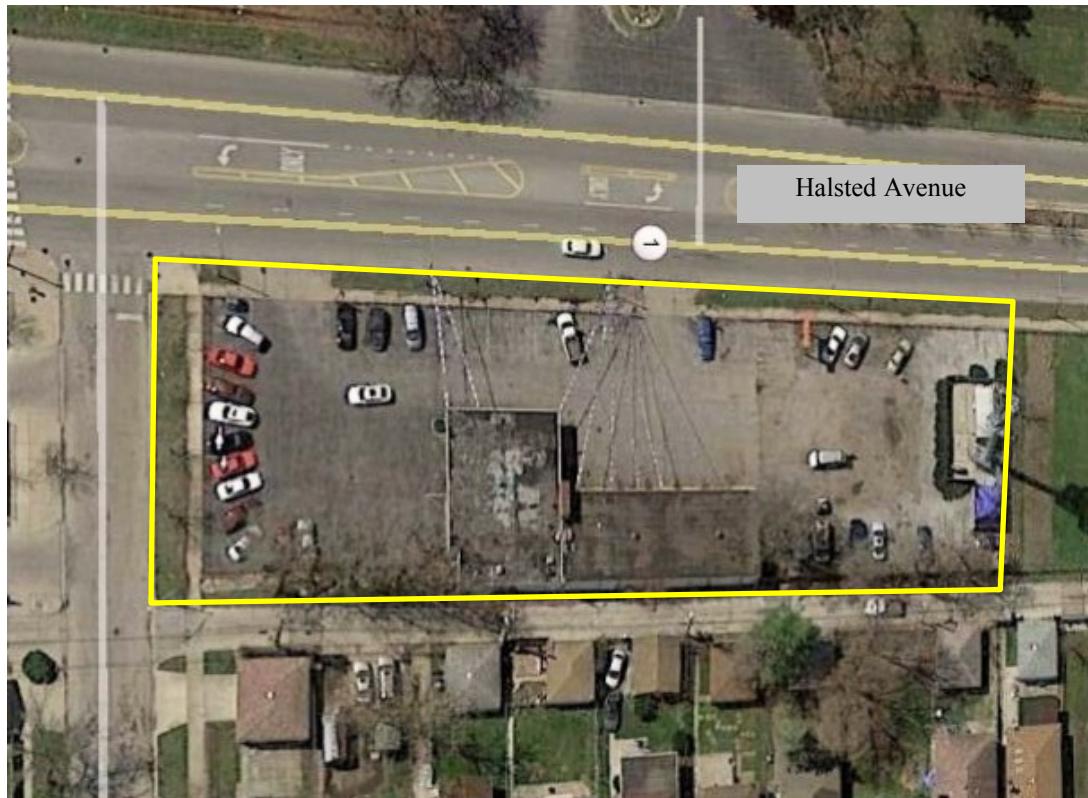
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