



One Realty Services, Inc.

700 Lakeland Ave., Bohemia, NY 11716

Phone: (631) 244-7000 Fax: (631) 244-7003

Established Automotive Body/Collision Shop

INDUSTRIAL BUILDINGS OFFERING MEMORANDUM



- .Price: for 2 building (3400 sf & 4200 sf) package, Negotiable.**
- .Business for Sale: \$1,100,000 plus NNN Lease at \$11,500/Mo**
- .Base Property Tax: \$25,205.32**
- .2 Buildings 7,600 SF in total**
- .Lease long term options with 5% annual increases**
- .Successful Collision Auto Body Shop/Repair . All permits in place.**
- .High Ceilings and Spray Booths All Town & County approved.**
- . Established business with All insurance companies.**
- .Plenty of Parking with 40+ Parking Spaces. 30,000 sq ft site.**
- .Ideal location with easy access from multiple major highways, LIRR, Airport.**

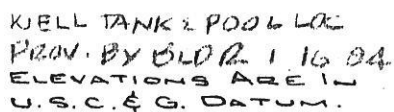
For more information please call:

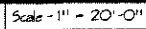
Patrick A. Curtis (631) 244-7000 or Email: patrick@1realtyny.com



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SITE PLAN





BASED ON A SURVEY BY SCHNEPF & MURRELL, P.C. LICENSED LAND SURVEYOR, DATED 6/13/2012

MAP OF
DESCRIBED PROPERTY
SITUATE

BOHEMIA

TOWN OF ISLIP, SUFFOLK COUNTY N.Y.

AREA = 29,984 SQ. FT.
DATE: NOVEMBER 27, 2002 SCALE: 1"=20'

NOVEMBER 27, 2002 SCALE:
UPDATE SURVEY: 6/13/2012

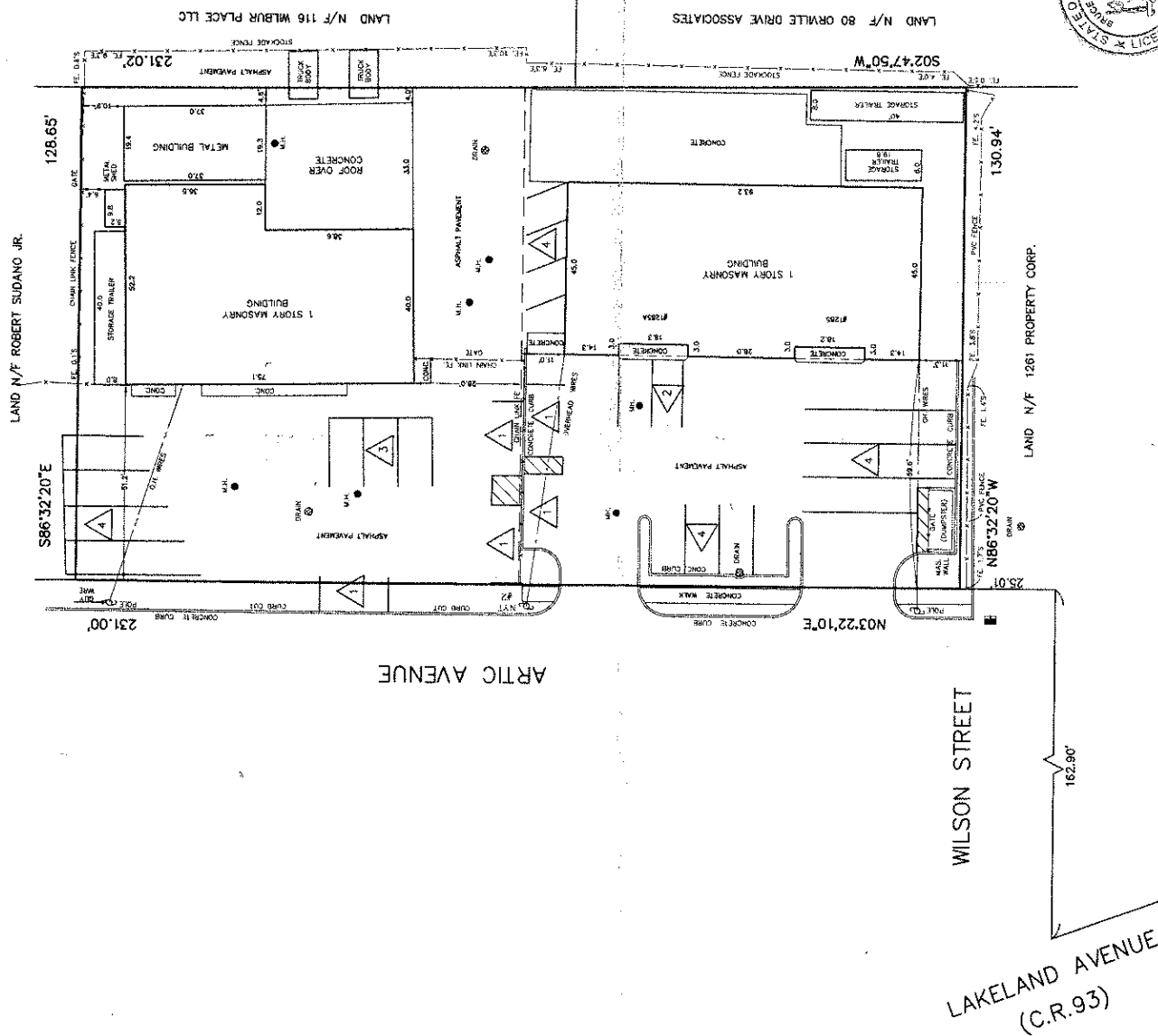
PREPARED BY
SCHNEPF & MURRELL, P.C.
LAND SURVEYORS - LAND PLANNERS
126 MAIN STREET
SAYVILLE, NEW YORK
589-1322

DISTRICT	SECTION	BLOCK	TAX MAP DESIGNATION NUMBER
500	191	2	53

REF NO 5487-NS



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Automotive Body/Collision Shop Equipment List

Shop:

- 1 Downdraft Nova Verta Spray Booth with Sprinkler
- 1 Chief Easy Line S-20 Frame Machine
- 6 Vehicle Lifts in Shop – 1 is 12,000 lbs HD
- 2 Welders, 1 Spot Welder with 2 Acetylene Oxygen Torches

Office

- Phone System, Computer System, Alarm and Camera System
- Plow Truck for Snow, 2 Tow Trucks, Dealers License



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