



MLS # 73077614 - Price Changed
Business Opportunity - Service

71 West Main
Georgetown, MA 01833
Essex County

List Price: **↑\$575,000**

Pin #: **6C-142**

Directions: **I-95 to Route 133 West which runs into West Main St. (Rt. 97) to 71 West Main Street on the right.**

Remarks

RARE OPPORTUNITY TO PURCHASE THIS WELL ESTABLISHED, RENOWNED AND REPUTABLE AUTO REPAIR BUSINESS. Grandfathered use in the downtown Georgetown area. This building is heated by its own oil byproducts thereby eliminating certain energy costs. Licensed to handle 16,000 gallons with five 300-gallon tanks. New Rolled rubber roof ~1 year old. One new garage door recently installed and two renovated doors; a \$10,000 value. Mini-split Air conditioning in the Office and Waiting room areas. Environmental fiber filtration system on part of the property perimeter. 4-lifts with one inspection bay. Property Lease price is minimum \$12,000/month for an ~5-year lease term with 2%/year escalation. REAL ESTATE also offered separately for \$1.2 M. Discounted Real Estate and Business sale terms in MLS ID #: 73077612. OPTIONAL EXPANSION. Ask Broker for details. Pricing is subject to change without notice prior to Seller's acceptance of an offer.

Property Information

| | | |
|-------------------------------|--------------------------------------|--|
| Year Established: 1930 | Lot Size: 10,890 Sq. Ft. | Zoning Code: IA |
| Gross Expenses: | Building Sq Ft: 3,484 Sq. Ft. | Zone Descrp: Legal Non-Conforming |
| Gross Income: | # Restrooms: 1 | Real Estate: No |
| Net Oper. Income: | # Loading Docks: | Related LN#: |
| Business Hours: | # Drive in Doors: 3 | Basement: No |
| Owner Training: Yes | # Parking Spaces: 15 | HDC / ELV: / No |
| Special Financing: | Traffic Cnt/Day: | EQP / INV: |

Disclosures: **Abandoned ROW easement abutting left side of property boundary.**
Exclusions: **Non-attached Personal Property. Certain tools may be retained by the owner or may be negotiable.**

Features

| | |
|---|--|
| Basement: | Reason for Sale: |
| Building Construction: Frame, Masonry, Steel | Special Licenses: Yes |
| Documents on File: | System: Telephone |
| Facilities: Office, Other (See Remarks) | Tenant Expenses: Heat, Air Conditioning, Electric, Water, Insurance, Janitorial, Trash Service, Snow Removal, Parking |
| Form: Other (See Remarks) | Terms: Other (See Remarks) |
| Location: Downtown, Free Standing, Central Business District, Corner Lot | Utilities: Public Water, Private Sewer, 220 Volts, Three Phase, Other (See Remarks) |

Compensation

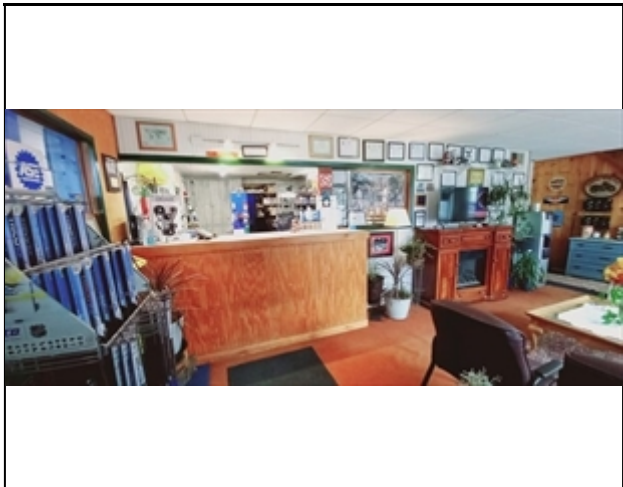
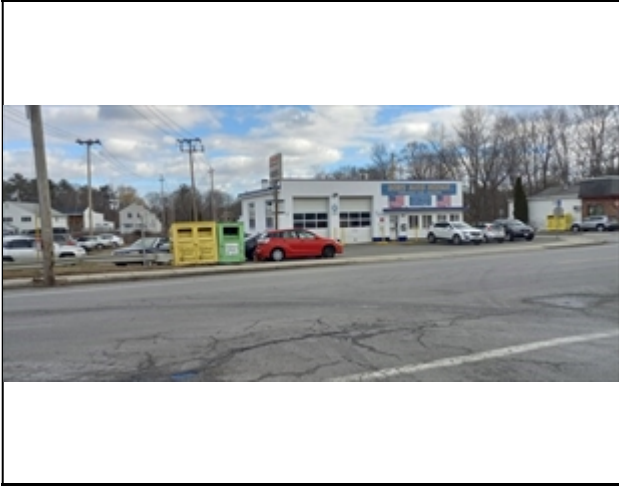
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|--|-------------------------|-------------------------|
| Sub-Agent: Not Offered | Buyer Agent: \$1 | Facilitator: \$1 |
| Compensation Based On: Net Sale Price | | |

Office/Agent Information

Office: MLSLincolnWestonRealty (781) 235-7727
Agent: Peter Gottlieb (781) 235-7727
Team Member(s): Peter Gottlieb (781) 235-7727

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