

170000 2500ft2 (. USD)






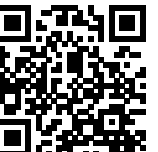






Location **Colorado**  
<https://www.genclassifieds.com/x-582455-z>

Very rare opportunity to own your own all-brick 2,500 sq.ft. auto body shop in downtown Greeley at a low price WITH OWNER-CARRY FINANCING!!! No bank financing necessary! Great opportunity for the small business operator to own instead of pay rent, or the smart investor looking for a wise investment!

Property is now vacant and ready for immediate occupancy! It features a 10' roll-up door, a walk-in door, a hanging furnace and a rooftop evaporative cooler. It also includes the full array of auto body shop equipment, including the Eagle paint booth with baker, mixing room, and associated equipment. It also has restroom access and 14'+ high ceilings. This unit can be purchased for \$170,000 including all of the auto paint shop equipment. and the remainder of the bay is open (approximately 25' x 100'). 3-PHASE POWER. Ideal space for for body shop looking to own their own facility. Adjacent 2,500 sq.ft. unit is also available for sale and could be combined with this unit for 5,000 sq.ft. of auto repair facility!

Other units in this building are also available for purchase, and may be purchased separately and/or combined to accommodate a larger business owner seeking more space or a smart investor that wants to own multiple units. Buy one or buy all five units!

Purchase price: \$170,000. OWNER-CARRY FINANCING with minimum 20% down payment (\$26,000), loan amount \$136,000 @ 8% interest amortized over 15 years with 10-year balloon payment. May consider full 15-year carry at owner's discretion. Principal & interest payment = \$1,299.69 per month. NO banks, no loan fees, and perfect credit not required. SIMPLE AND EASY FINANCING!

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