

KEY FEATURES

- ±7,015 SF (heated)
- Additional unheated storage buildings
- Property is clean, in excellent condition
- 2 restrooms with showers plus 1.5 additional restrooms
- Full kitchen in office area
- Clean functional warehouse and auto repair facility
- Security system with 10-camera video monitoring
- Adjacent to Tractor Supply Co.
- Offered at \$1,250,000

LEARN MORE ABOUT THIS PROPERTY

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AUTOMOTIVE REPAIR / RETAIL

FOR SALE

421 AUTO SERVICE

2250 Old Highway 421 S., Boone, NC 28607

This fully functioning auto service and retail warehouse facility is clean and in excellent condition! It includes two restrooms with shower facilities plus an additional 1-1/2 baths. The wood/metal structure has tile and concrete floors, and the listing includes an office with a full kitchen, 4 drive-ins and ample parking on ±.81 acres. The listing also includes all auto repair equipment and a security system with 10-camera video monitoring.





Main Building, Radiator Shop Shed and Auto Retail/Warehouse



Clean Auto Shop With Multiple Lifts, Tire Mounting Machine & Tire Balance Machine



Large Unheated Storage Building With Ample Space and Double Doors



Open Space With Spray Booth, Glass Bead Machine & 3 "Portocool" Units



421 AUTO SERVICE

LOCATION DETAILS

City	Boone	State/Zip	NC 28607	County	Watauga
Zoning	CO				

PROPERTY DETAILS

Property Type	Auto Repair/Retail	Building Heated SF±	7,015 (5 Structures)	Building Unheated SF±	1,288 (4 Structures)
Restrooms	3.5	Acres±	0.81	Parking	Ample
Flooring	Tile/Concrete	Bldg Exterior	Wood/Metal	Drive-ins	4

UTILITIES

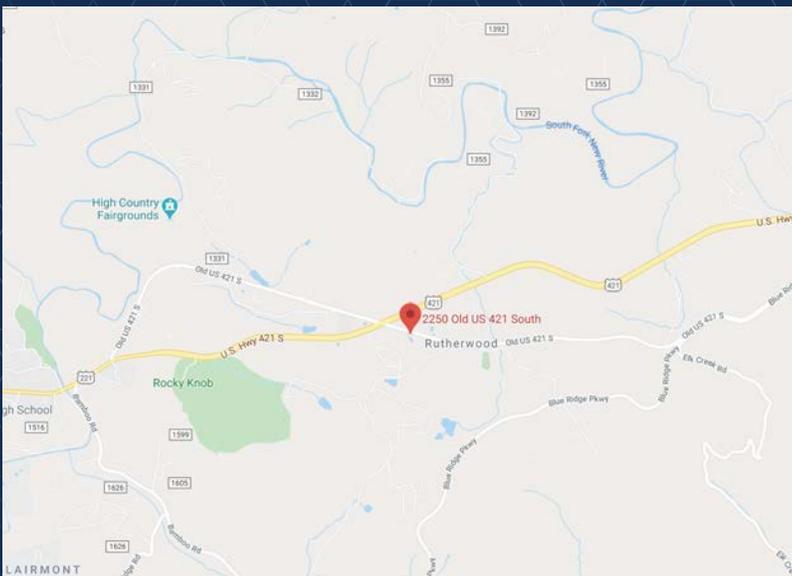
Electrical	Blue Ridge Energy	Heat	Yes	Air	Yes
Gas	Natural Gas	Acres±	0.81		

PRICING & TERMS

For Sale	\$1,250,000	Price/SF	\$31.16
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COMMENTS

Equipment includes: spray booth, glass bead machine, lift pipe bender, tire balance machine, tire mounting machine, 4 lifts including a 4-post drive-on lift and Bosch alignment machine, 3 "Portocool" units, flywheel resurfacing machine, AMMCO brake lathe machine model 4000, 10 HP 3-phase air compressor, and a security system with 10-camera video monitoring. All buildings have 3 phase power.



LOCATION FEATURES

- ±6,615 SF
- Located directly on Old US 421 S
- Convenient access to US 221 and the Blue Ridge Parkway
- Adjacent to Tractor Supply Co.