For Sale

559 Lyons Ave. (aka #555-561 & 215 Coit St.) COMMERCIAL REAL ESTATE SERVICES

Block 178, Lot 1.01 Irvington, New Jersey

 $\pm 10,000$ Sq. Ft. on $\pm .34$ Acre Lot



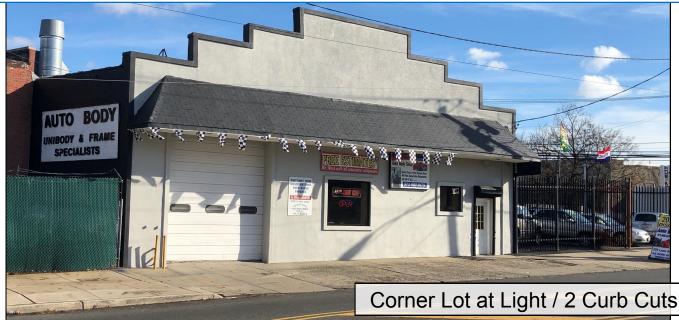
Bill Hettler

732.738.8888

bill@logisticrealty.com

For Sale: Real Estate with OR without Business / Equipment-Body Shop, Used Car Sales, Auto Repair Shop, & Towing Service

Convert to Wide Variety of Potential Commercial Uses: Industrial, Retail, Office



SPECIFICATIONS

Sq. Ft.: 10,000 SF Total Footprint-

> 3,000 SF Body Shop w/Spray Booth

1,500 SF Lobby/Office

5,500 SF Auto Repair

Two (2) 8 x 10 Ft. Drive Ins Loading: Ceiling: 13' Clear to Lowest Truss

Equipment: 6 Lifts, Spray Booth,

Frame Machine, Tire Station, Drive on Wheel Alignment Station, Waste Oil Heating System, Two Compressors, Security System w/Cameras

\$35,035.08 (2018) Taxes:



Sale Price \$ 1,200,000.00 **Seller Financing Possible Accounts Rec. Available Above \$1.2M Purchase Price** \$950,000 Real Estate Only

COMMERCIAL REAL ESTATE SERVICES

Bill Hettler 732.738.8888 bill@logisticrealtv.com

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OGISTIC REAL 559 Lyons Ave. (aka #555-561 & 215 Coit St.) COMMERCIAL REAL ESTATE SERVICES

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Existing Automobile Sales/Service/Body Shop OR Convert to Wide Variety of Potential Commercial Uses: Industrial, Retail, Office

