

FOR SALE



# JOHN'S SERVICE CENTER

422 Kinne Street, East Syracuse, NY 13057



## PROPERTY DESCRIPTION

This offering consists of a well established auto repair Business, Building and income-producing Residence all on one parcel. Shop consists of three bays accessible through two Eight Foot Drive in doors, with twelve foot ceilings inside. Office had full HVAC, shop utilizes radiant heat. Equipment, business assets and customer list included with sale. Seller Financing may be available for qualified buyer. Personal tools will be removed prior to closing. +/-1,000 sf Two Bedroom, One Bath Bungalow has gas stove, hardwood floors and a full basement with Washer/Dryer.

## PROPERTY HIGHLIGHTS

- Profitable auto repair business for over 20 years.
- Highly visible location on primary connecting street.
- Plenty of parking.
- Sale includes 2BR single family residence.
- NYS Inspection license included
- All FFE included.
- Two drive in work bays with overall three lifts total.
- 171' frontage on Kinne St. | 4,146 AADT
- Seller Financing available for Qualified Buyer

## OFFERING SUMMARY

Sale Price:	\$490,000
Number of Units:	2
Lot Size:	0.39 Acres
Building Size:	2,562 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,051	12,419	26,161
Total Population	5,919	24,812	54,342
Average HH Income	\$61,363	\$60,092	\$65,237

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## Shop Equipment

3-9000lb lifts (1 in ground)	2-Jack Stands
2-Air Compressors	Transmission Flush Machine
2-Oil Drains	AC Charging Station
2-250 Gallon Waste Oil Tanks	AC Cooling System Flush machine
25 Ton Press	NYS Inspection Machine
Lincoln Arc Welder	Engine Stand
Portable Generator	Engine Puller
Spring Compressor	2-Snap On Scan Tools (Current Software)
Sand Blaster	Snap On Thermometer (Current Software)
Coats Tire Changer (50x-EF-2)	Midtronics Battery Tester
Hydraulic Floor Transmission Jack	Zeus Thermometer
Coats 850 Wheel Balancer	

## Office/ Business Equipment

Fax Machine

3-Computers

Mitchell POS System

Customer List of Approx. 3K Customers

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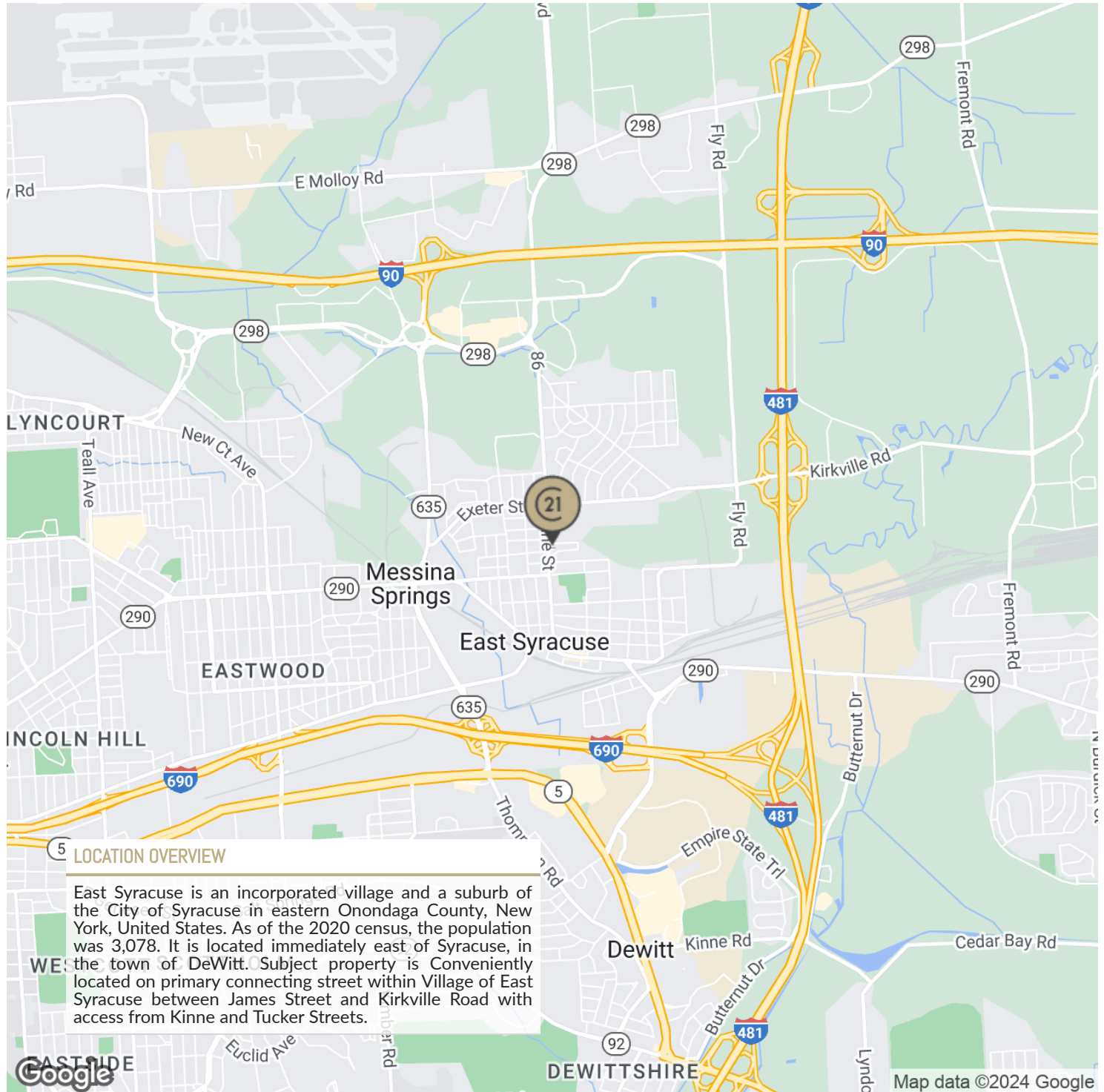
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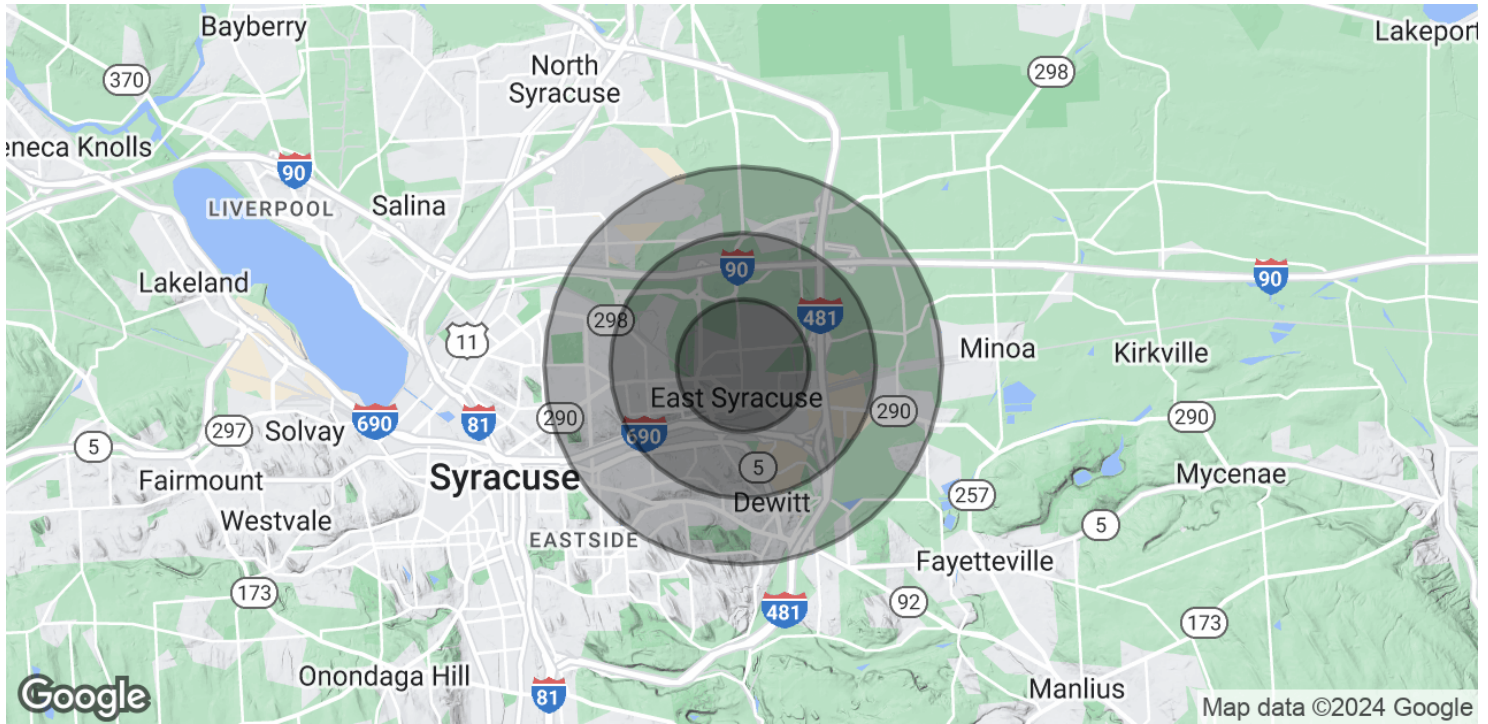
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,919	24,812	54,342
Average Age	42.5	38.4	39.3
Average Age (Male)	43.7	36.3	37.1
Average Age (Female)	43.5	41.4	42.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,051	12,419	26,161
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$61,363	\$60,092	\$65,237
Average House Value	\$101,895	\$104,532	\$118,994

\* Demographic data derived from 2020 ACS - US Census

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