



## REPAIR SHOP WITH 1.5 ACRES OF SURPLUS LAND

### BUILDING FEATURES

LOCATION	Line 8 & 5th Side Road
BUILDING SIZE	3,000 sf
LOT SIZE	1.76 acres (1.5 acres surplus)
SHIPPING	1 drive in door & 1 double barn door
ZONING	FD (Future Development)
TERM	24 months
SEMI GROSS	\$12,000 per month



### Property Highlights

- 3,000 sf repair shop with small office area
- 1.5 acres of graveled surplus land
- Semi gross rental does not include utilities or snow removal/salting

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