



## FOR SALE : LIVE AND WORK ~ MID-CAPE



### *Established Auto Body Repair Shop, Real Estate & Separate Home*

**Commercial Building:** 2,930 sq. ft. wood framed building built in 1949

- ◇ Four Bays with one lift
- ◇ Ventilated spray paint room
- ◇ Compressor room
- ◇ Ample paved parking
- ◇ Full Surveillance

**Residential Building:** 1,183 sq. ft. home built in 1950

- ◇ Three bedroom, one bathroom
- ◇ Subsurface septic replaced in 2014
- ◇ 1.06 acre level lot
- ◇ Located on a fixed CCRTA bus route

GCI Zoning allows for Automotive use by special permit as well as many others.  
314' of frontage on MA State Highway. Easy access to highway, Exit 78A/B (Old exit 9A /9B)  
1/2 mile from intersection of Routes 134 and 28.

Town water & private septic. Located in an AE Flood Zone

**ASKING \$1,750,000**

**Exclusively Listed by Ali Maloney- AMG Realty**

**Bus: 508.362.3323**

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# Live and Work Route 28, Mid Cape



Ample, paved parking in between buildings as well as in front of Auto Body Repair Shop



Both buildings are sit on a slab and have oil, forced air heating

Three bedroom home with new flooring, two bathrooms and a bonus outdoor shower



# AUTO REPAIR BUSINESS & INVENTORY

Business operating since 2002

- ◇ Auto Repair
- ◇ Auto Body
- ◇ Class II Used Car Dealer
- ◇ Custom Paint Services offered

## Equipment

### Office

- Counter
- Microwave
- File Cabinet
- 2 Computers
- 4 Chairs
- Small Refrigerator
- Water Cooler
- Copier/Printer/Scanner/Fax Machine

### Front 3 Bay Area (35x60)

- Drive-on Lift
- Scanners
- Cooler Tester
- 3 Floor Jacks
- Torches
- Frame Machine
- Bench Grinder
- Drill Press
- Battery Charger
- Mac Toolbox
- Mac Welder
- 4 Go Jacks
- 3'M Glue Guns
- 2 Rolla Around Carts
- Snap-On Welder (Steel & Aluminum)

### Paint Room

- PPG Mixing Room and Paints

### Storage Room

- Air Transmission Jack
- A/C Machine
- Shop Vacuum
- Plasma Cutter
- Tire Machine Balancer

### Paint Booth (14x34)

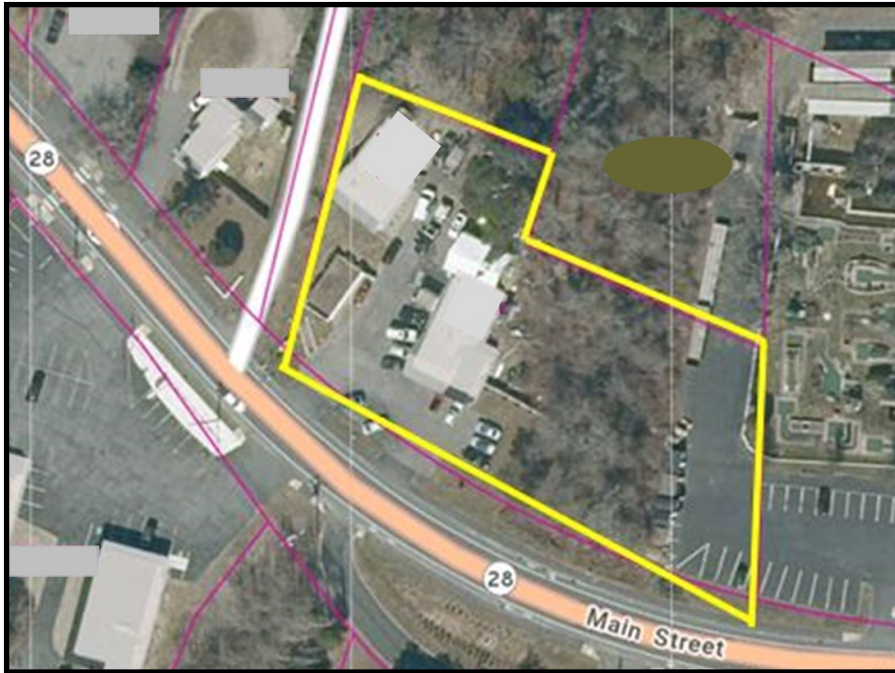
- Outside Tent
- (24W x 34L)

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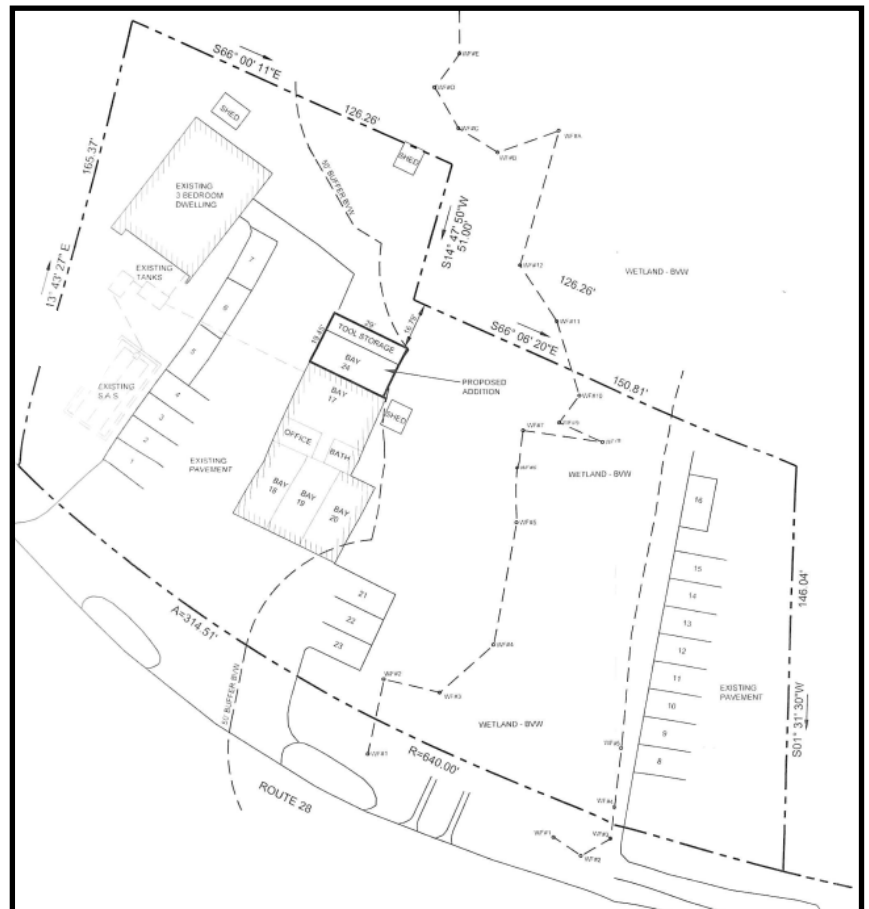


# AUTO BODY REPAIR SHOP AND 3 BEDROOM HOME



Auto Body Repair Shop Class II Auto Sales and Paint room are existing non-conforming uses, otherwise granted by the town through special permit

Wetland setbacks shown on the right.



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