



Crockett Scrap and Salvage

200 NW Loop 304, Crockett, TX 75835



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Crockett Scrap and Salvage

\$310,000

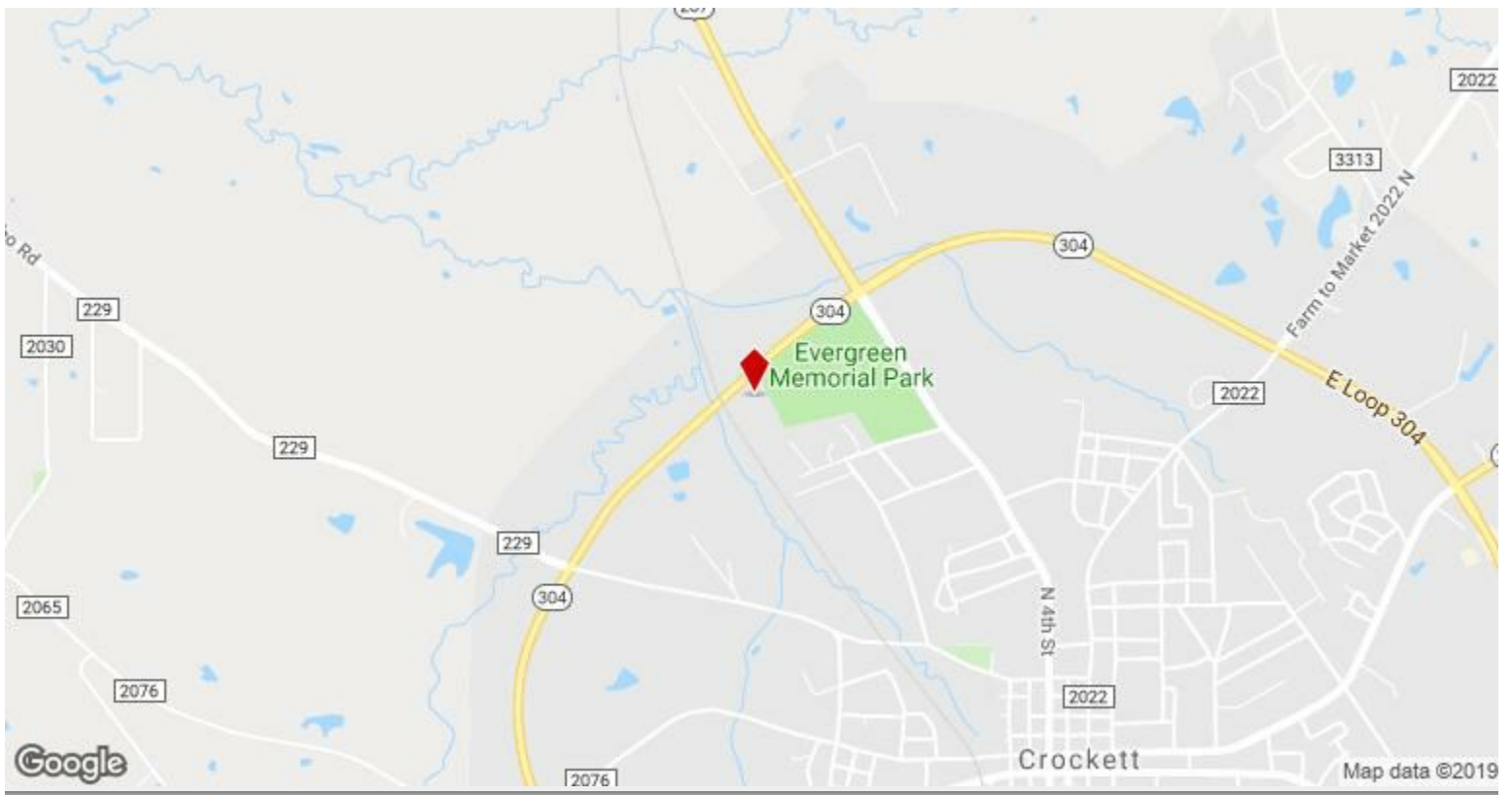
Rare Business Opportunity! A lucrative and established Auto Parts & Scrap Business. Sale is for real estate, a operating business, & inventory of parts and scrap metal. Prop. has 3 steel framed buildings, on 4+/- fully fenced acres, with high fence on the 3+/- acre salvage yard. Main building is approx. 15,000 sq ft, has 20 ft ceilings, & 12 roll up doors. Serving mainly as warehouse, main building includes climate controlled business/sales offices, & CC inventory room. There is also a approx. 55ft x 20ft RV garage attached to main building. Garage has 18ft door & water/electric hook up. The 2nd largest building is approx. 1,800sq ft. It has 20ft ceilings & 15th roll up doors on ends of building. The 3rd building is used for addtl. storage/shop/warehouse space. Also onsite is manufactured home, that can be used as residence for business owner, night security, or converted into additional office space. Seller will consider owner finance for buyer.

Located on the NW corner of Loop 304, in Crockett Texas

- Scrap Metal and Part Inventory Included
- Established well Recognized Business
- Easy access on Loop 304
- On site Residence
- Stocked Inventory and



Price:	\$310,000
Property Type:	Industrial
Property Sub-type:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	4.12 AC
Rentable Building Area:	21,130 SF
Rentable Building Area:	21,130 SF
No. Stories:	1
Clear Ceiling Height:	20 FT
APN / Parcel ID:	0014017



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