



Truck Shop/ Dealership/Collision Center

6130 Porter Rd, Sarasota, FL 34240



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Truck Shop/ Dealership/Collision Center

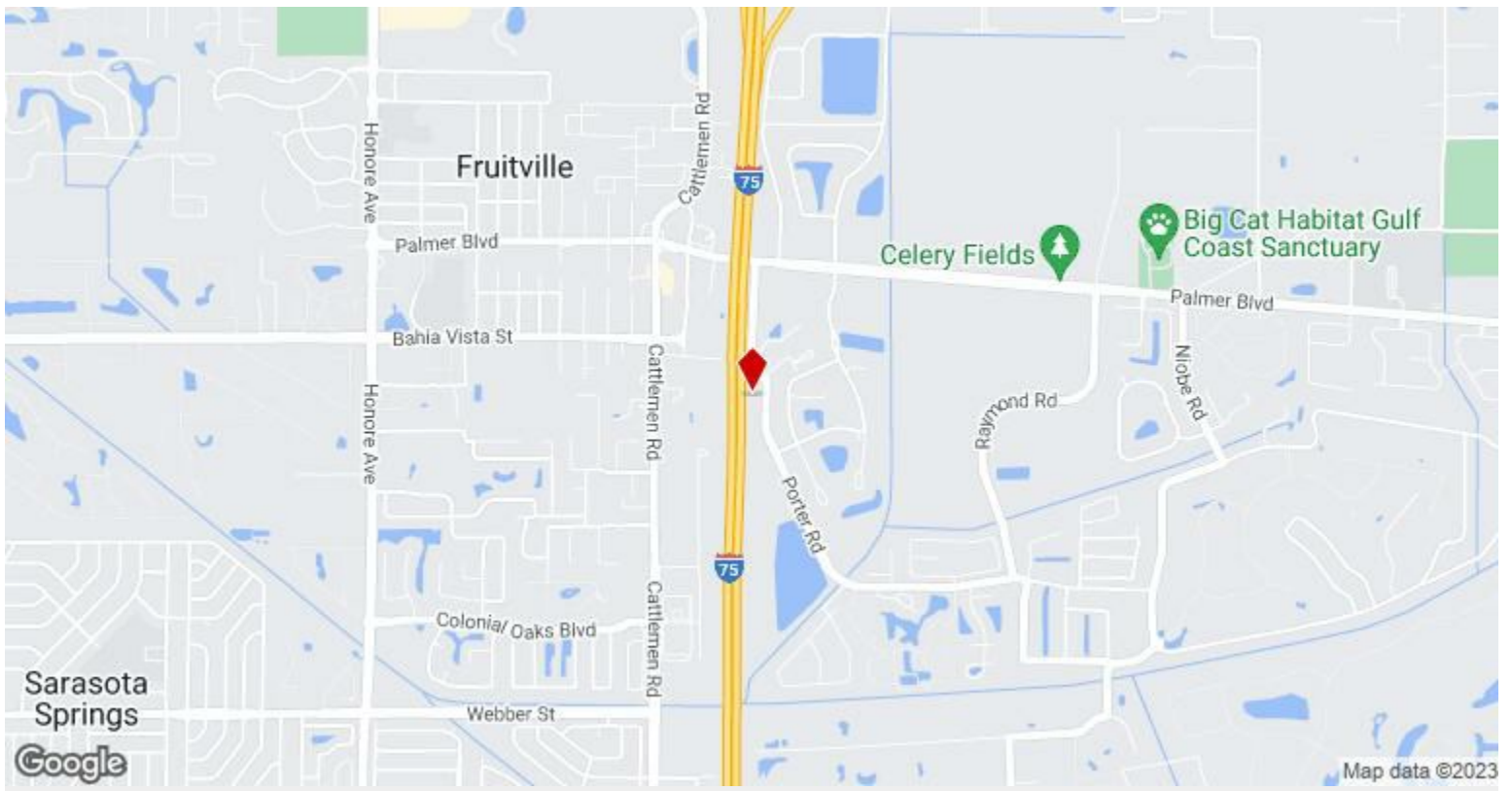
\$6,459,050

This acquisition opportunity is in the final stage of a major renovation and includes a heavy truck repair and maintenance shop with zero competition. The property features 336 SF of direct exposure on I-75 in both directions. The annual average daily traffic count is over 127,000. The previously vacant warehouse was completely remodeled with no compromises and converted into a fully equipped sparkless 6671 Sq Ft. Heavy Truck Repair and Maintenance Shop. The income approach will be generated from the following sources. This future moneymaker with professional management will generate an easy \$1,000,000+ net operating income annually. This cash cow ensures a consistent cash flow from the second 6,000 Sq Ft building...

- Absolutely Rare Heavy Truck Repair and Maintenance Shop / Semi-Truck Dealership / with Zero competition.
- The Only Truck Related Property in Sarasota Florida with 336 feet of industrially zoned, clear frontage, facing directly I-75.

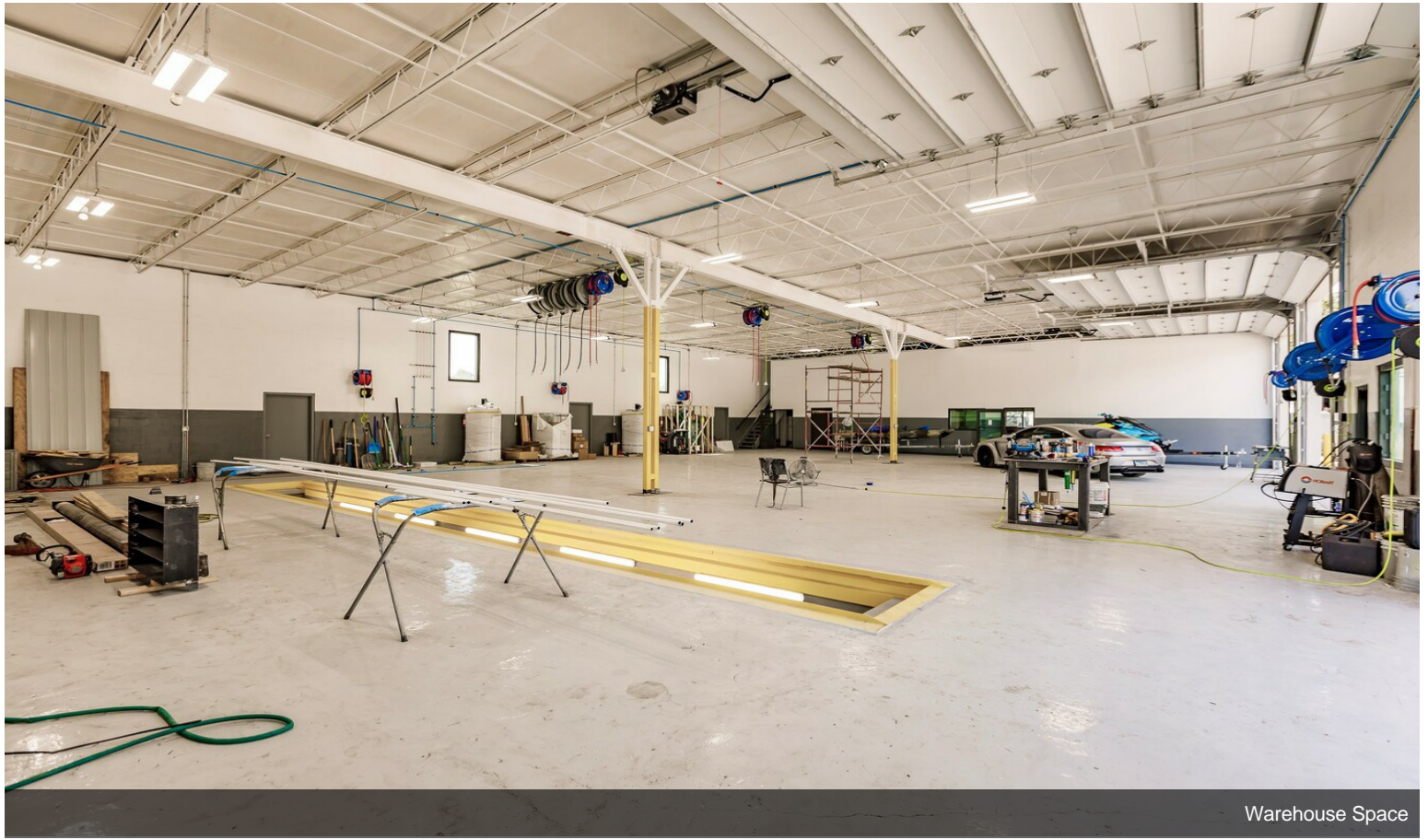


Price:	\$6,459,050
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.86 AC
Rentable Building Area:	12,671 SF
Rentable Building Area:	12,671 SF
No. Stories:	1
Year Built:	1972
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	17 FT
No. Drive In / Grade-Level Doors:	3
Zoning Description:	ILW, County



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Property Photos



Warehouse Space



Office Space

Property Photos

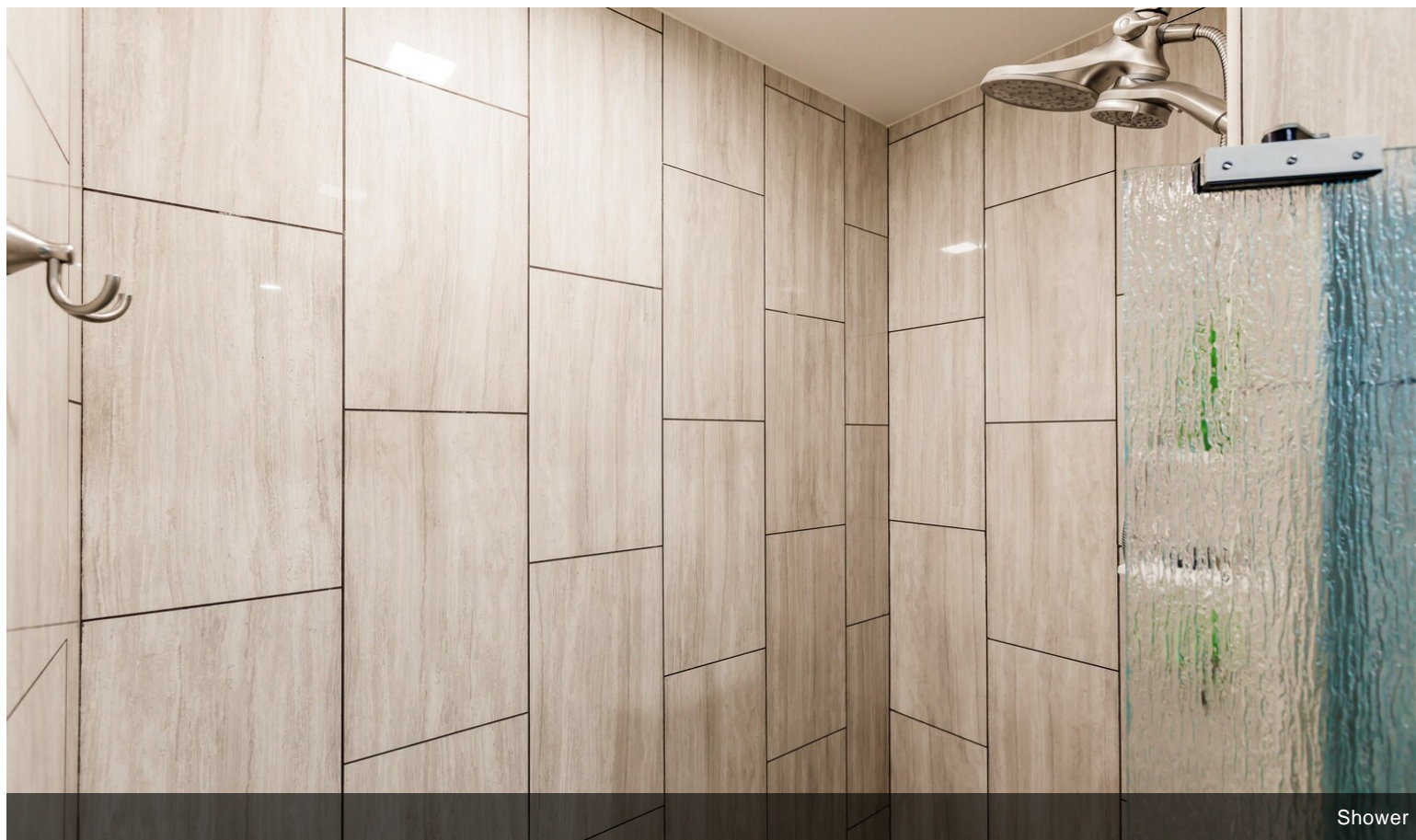


Showroom Space

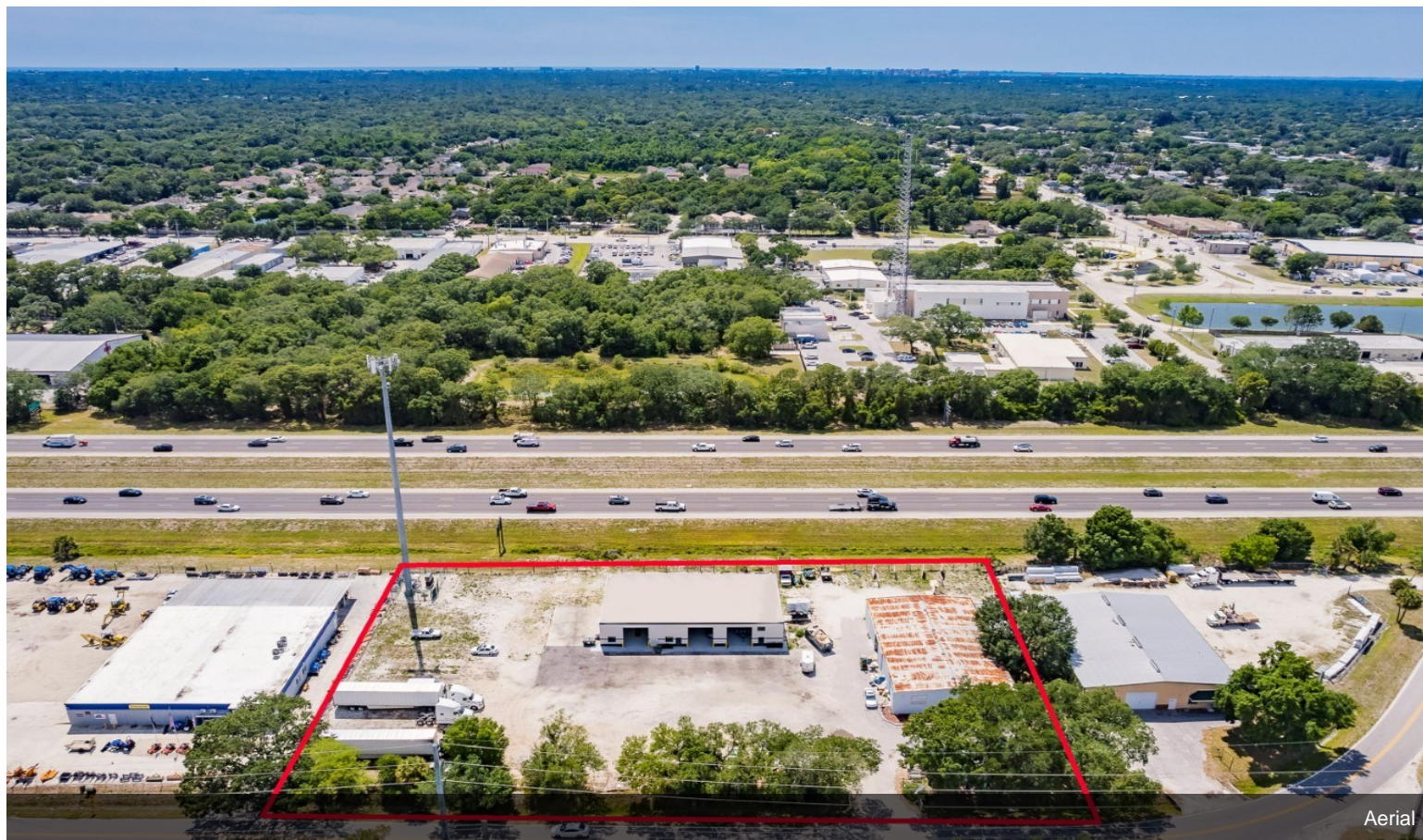


Restroom

Property Photos

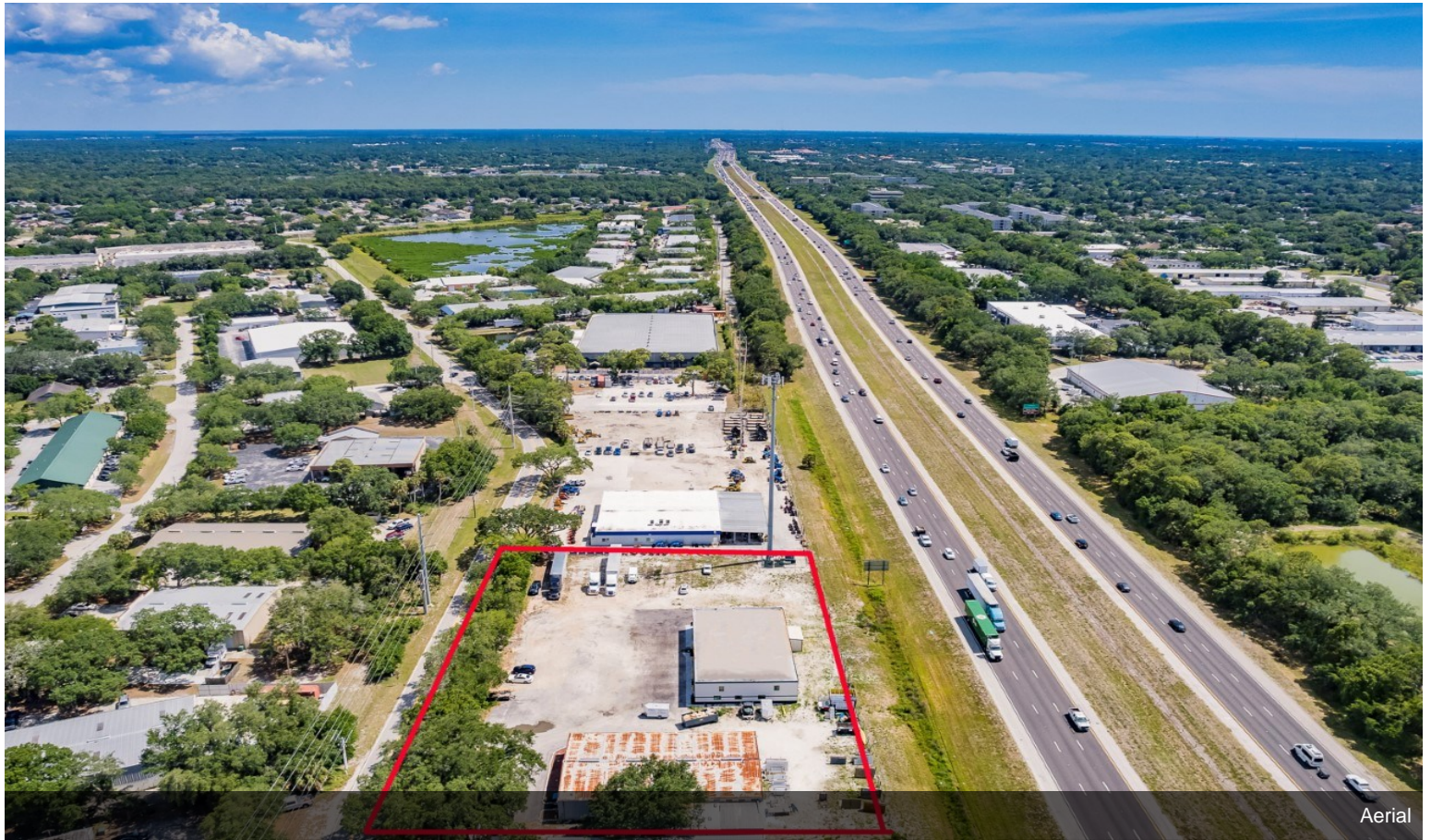


Shower

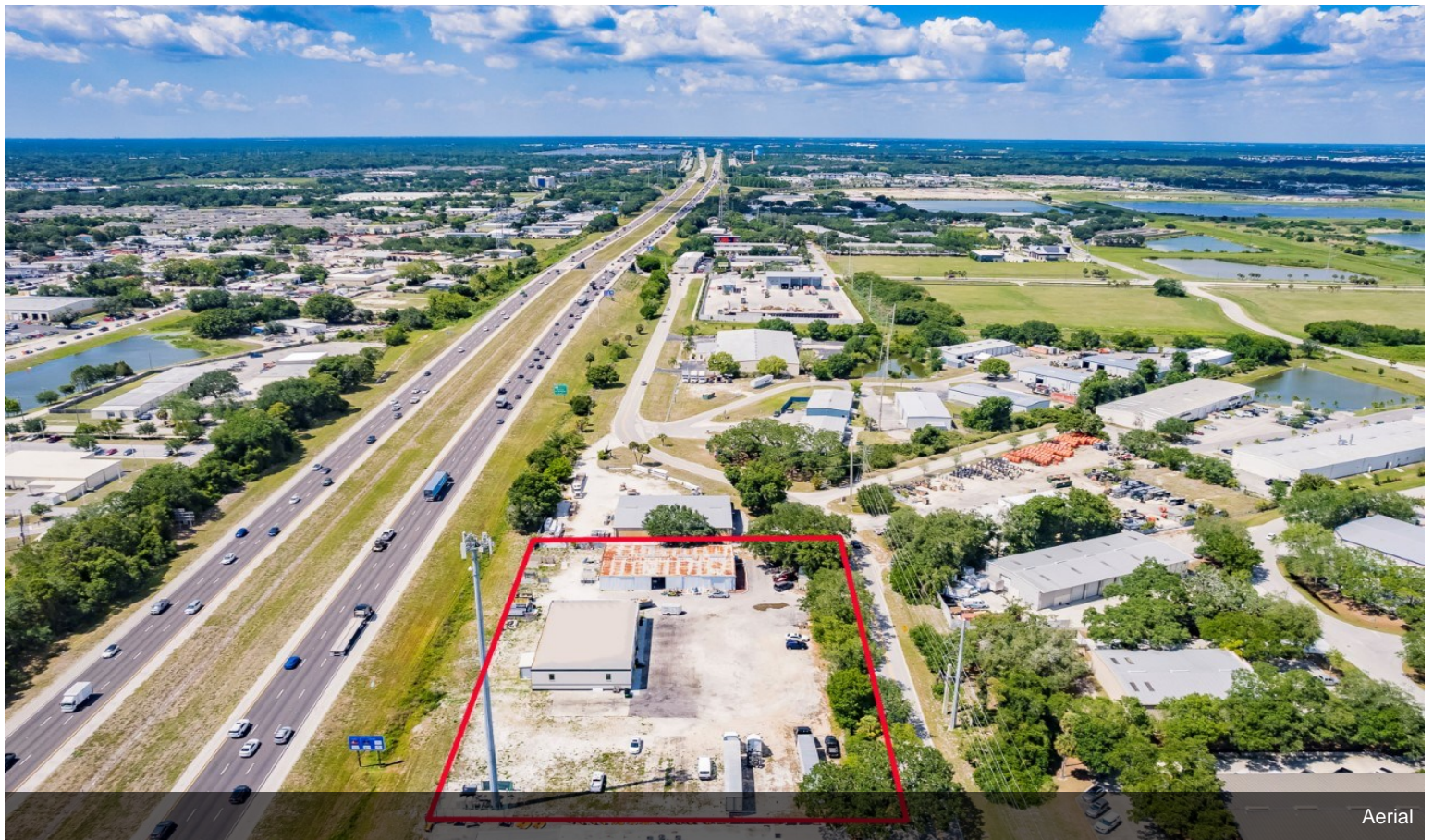


Aerial

Property Photos



Aerial



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