

PREMIER COLLISION REPAIR FACILITY

STRATEGIC LOCATION. STABILIZED INVESTMENT.



1250 W HAMLIN RD
ROCHESTER HILLS, MI 48309



14,200
SQ. FT.

COLLISION REPAIR FACILITY

Maaco AMERICA'S BODYSHOP®
1250

Presenting **1250 W Hamlin Road** — a premier 14,200 sq. ft. collision repair facility strategically positioned in one of Rochester Hills' busiest commercial corridors. This high-visibility location offers seamless access and strong traffic exposure, making it an outstanding asset for investors and professionals within the automotive industry.

PROPERTY HIGHLIGHTS



PRIME LOCATION

Centrally located near major thoroughfares, with dedicated employee parking and ample client convenience.



SPECIALIZED INFRASTRUCTURE

Designed to meet the needs of modern auto businesses, the facility features expansive semi-truck paint booths capable of servicing commercial and oversized vehicles.



RECENT CAPITAL IMPROVEMENTS

Includes upgraded HVAC systems, a newly resurfaced parking lot, and a newer roof, ensuring minimal maintenance and long-term efficiency.



STABILIZED INVESTMENT

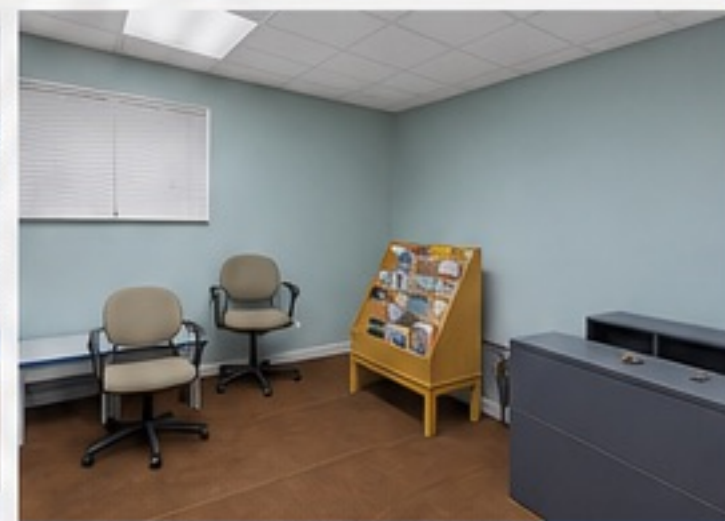
100% leased by a nationally recognized franchise with over five decades of operational success, offering immediate and secure income potential.



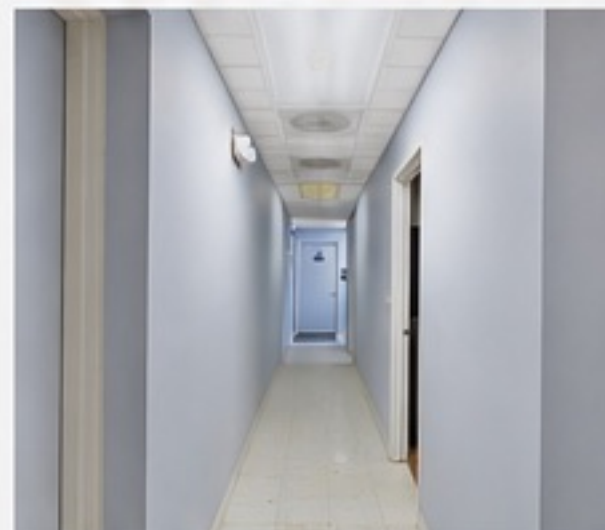
PROFESSIONAL OFFICE SPACE



WELCOMING RECEPTION



ADDITIONAL OFFICE



WELL-MAINTAINED INTERIORS



EXPANSIVE PAINT BOOTHS



Whether you're expanding your portfolio or seeking a high-performing location in a growing market, this property checks all the boxes.



REACH OUT TODAY FOR A PRIVATE SHOWING

and see the value this exceptional property has to offer.