

8060

SHERIDAN BLVD
WESTMINSTER



DO NOT DISTURB TENANT

AUTO REPAIR FACILITY FOR SALE

BUILDING | 3,900 SQUARE FEET
(OFFICE, WORK SPACE, MEZZANINE)

SITE SIZE | 13,068 SQUARE FEET
B-1 ZONING (WESTMINSTER)

YEAR BUILT | 1975

7 SERVICE BAYS

AIR-CONDITIONED OFFICE

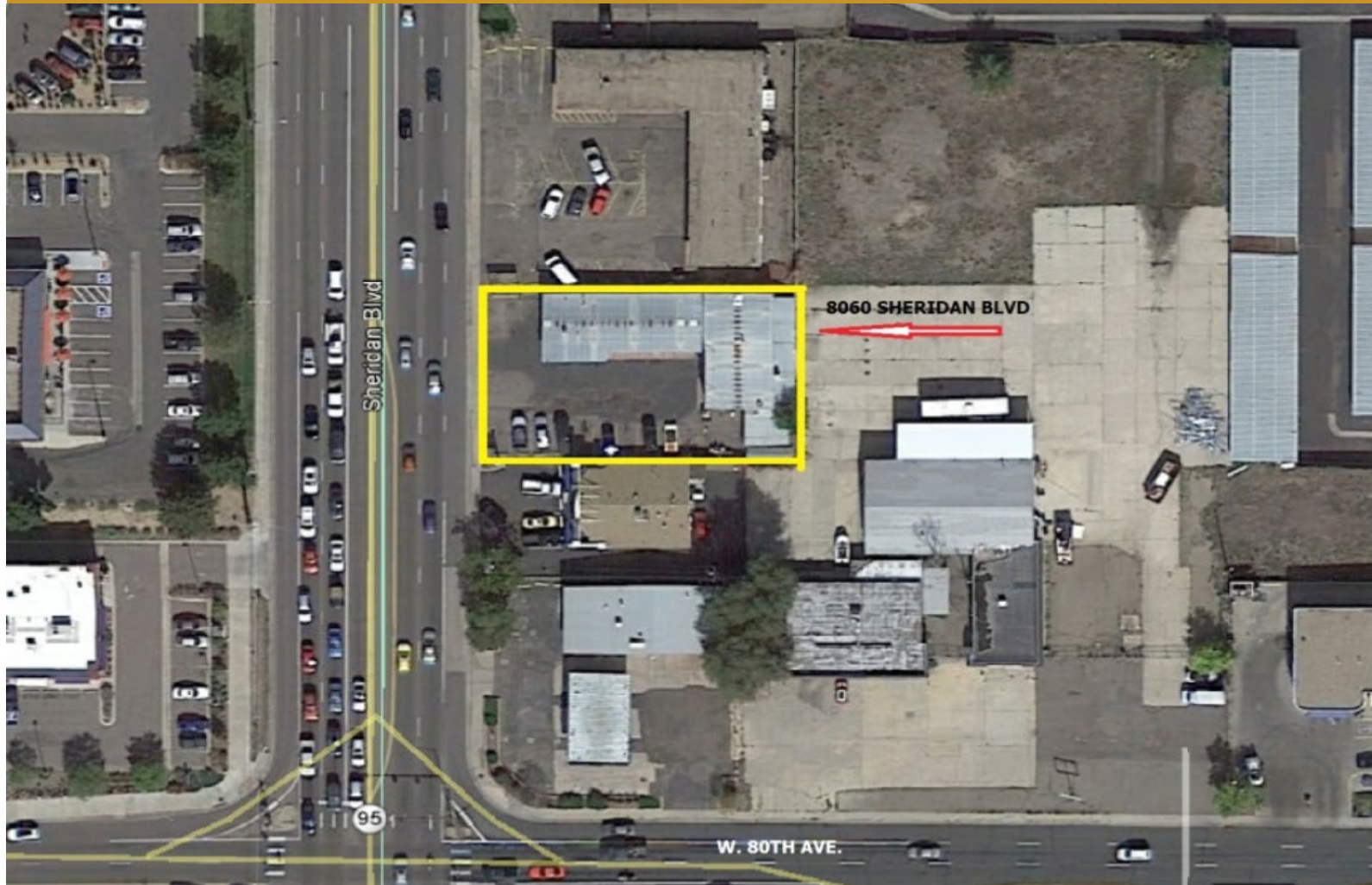
13 OFF-STREET

SOME SHOP EQUIPMENT AVAILABLE

39,000 VEHICLES PER DAY ON SHERIDAN

OFFERED AT \$713,700

AERIAL VIEW NORTHEAST CORNER OF 80TH AVENUE AND SHERIDAN BOULEVARD



AIR CONDITIONED OFFICE / CUSTOMER WAIT AREA

THREE PHASE POWER

FOUR SIDE POST LIFTS, ONE DRIVE-ON LIFT

UNIT HEATERS IN SERVICE BAY AREA

MONUMENT SIGNAGE

CLEAN PHASE I AND PHASE II ENVIRONMENTAL REPORTS



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