

FOR SALE AUTOMOTIVE REPAIR SHOP

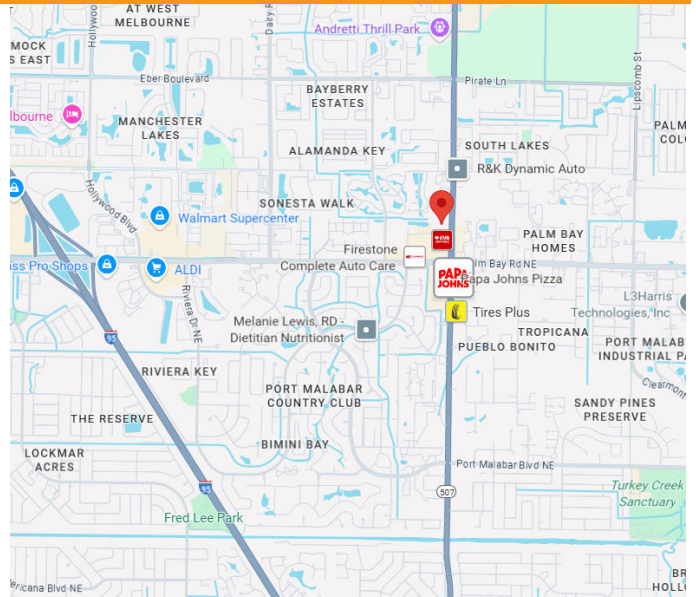
4620 BABCOCK STREET NE

Palm Bay, FL 32905

FOR SALE



- 5,600 SF Automotive Repair Shop Located on High Traffic Babcock Street in Palm Bay
- Fully Airconditioned Shop with 7 Grade Level Roll Up Bay Doors, Reception/Waiting/Showroom, 2 Offices, 2 Restrooms
- Originally Constructed in 2008 for Tuffy Auto & Tire Repair, this 1.25 Acre Lot has Space to Build Additional 1,800 SF Building at Lot Rear -Value Add Opportunity!
- 3 Phase 400 AMP Electrical, Metal Roof
- Generous Parking Lot, Monument Signage
- Freshly Painted, Well Designed, Desirable Location, for Owner User or Investor
- Daily Traffic Counts of 34,880 Vehicles
- Offering Price : \$1.68M



JMREALESTATE.COM

Nicole Reed

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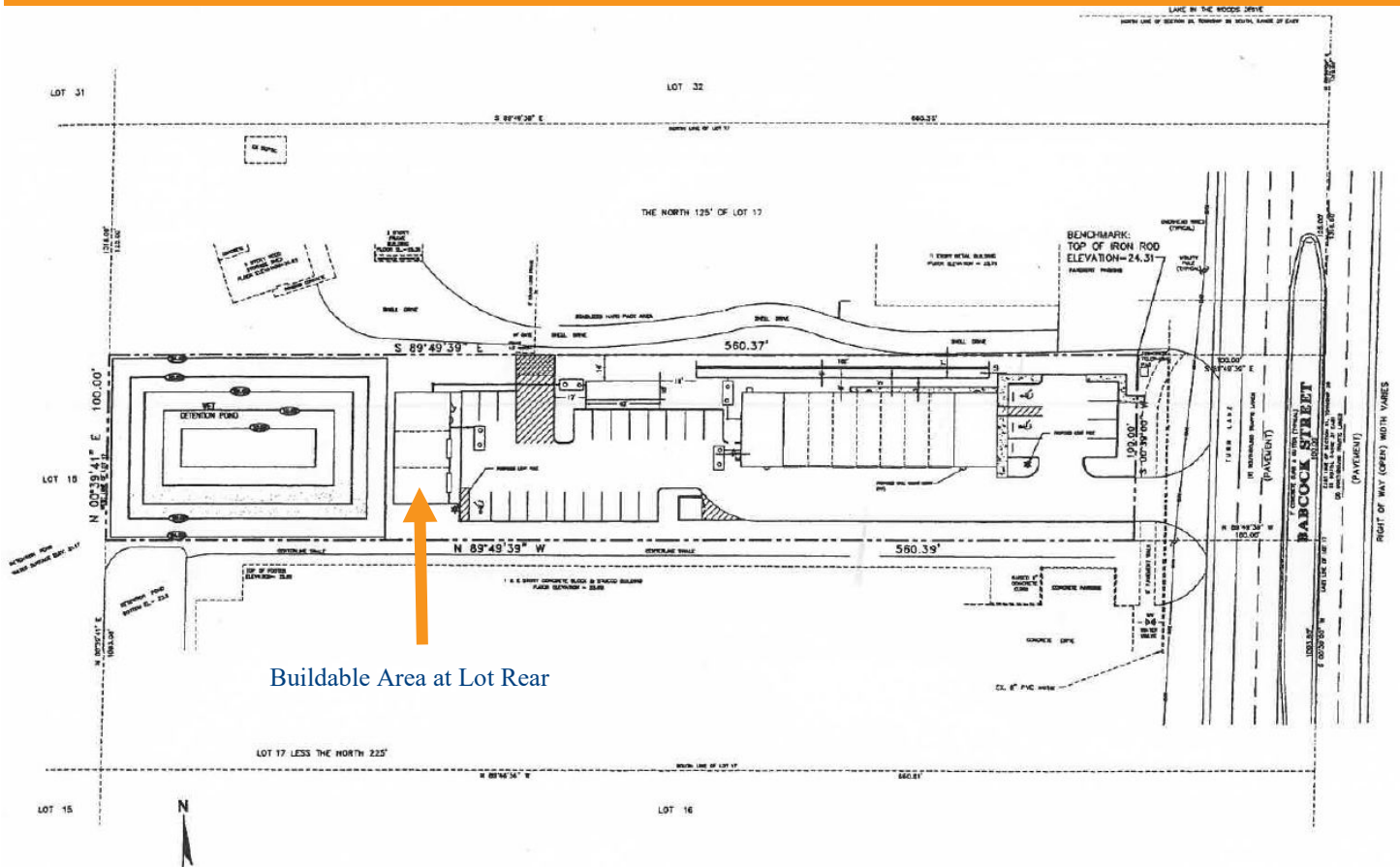
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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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DEMOGRAPHICS	1 mile	3 miles	5 miles
2024 Population	13,430	77,666	144,807
2029 Pop Projection	14,757	85,346	159,180
Annual Growth 2024-2029	2.0%	2.0%	2.0%
Median Age	39.7	43.2	43.8
Bachelor's or Higher	29%	27%	27%
U.S. Armed Forces	39	94	208
Avg Household Income	\$55,584	\$66,871	\$74,404



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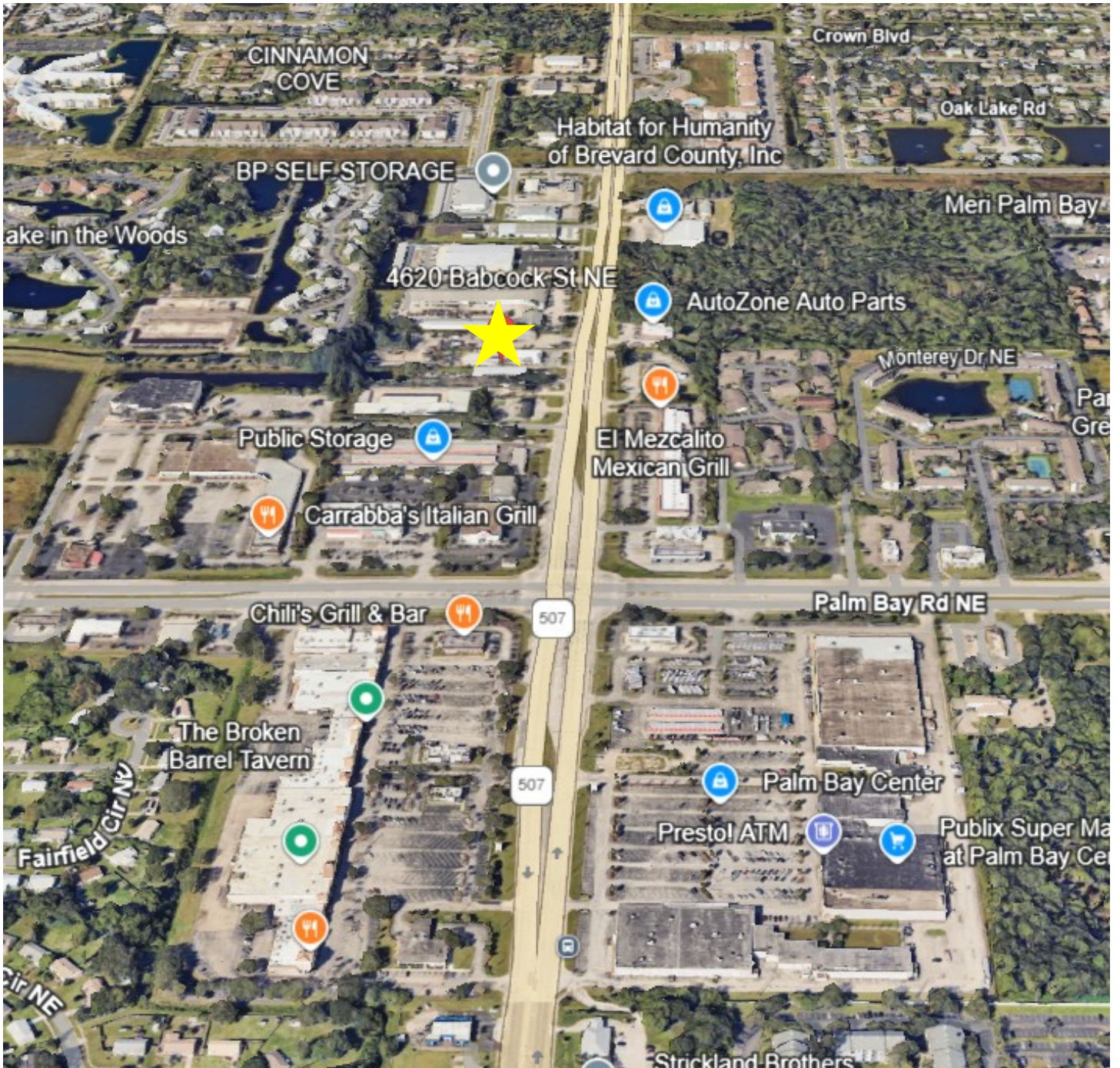
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