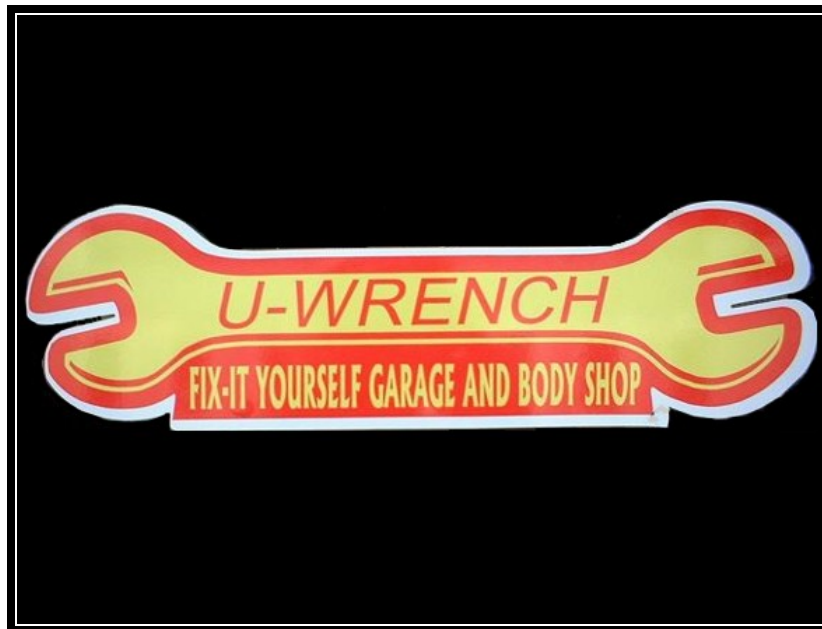




Forza Realty Inc

PROUDLY PRESENTS:



U-WRENCH INC

\$79,900

BROUGHT TO YOU BY:

Robert G Tartamella

Broker / Owner
MLS Million Dollar Club Member
Commissioner for Oaths
CREB Commercial Division Member



BUSINESS DETAILS

Commercial Bay 5 & 6, 1420 – 40th Avenue NE LP: \$79,900



Business For Sale 557.4 Sq. Meters	With-out Property 6,000 Sq. Feet	MLS#: C1007017	Year Est.: 1984
For Sale: Y	Business Type: Automotive		
For Lease: N	Commercial Zoning: I-2 (Light Industrial)		
Disclosure Statement: N	Building Type: Condo / Warehouse		
Financial Statements: Y	Number of Floors: 1 plus Mezzanine		
# Dock / Drive-in Doors: 2	Number of Parking Stalls: 8 Designated		

This very well established Do-It-Yourself Garage & Body Shop has been in business for 24 years. It is the only business of its kind in the city and is Totally Equipped with a Full Line of Tools and Accessories needed to run a Full Service Mechanic & Auto Body Repair Shop. The Auto Body side offers a 14' x 28' Paint Booth with an Air Make-Up System, Compressor, Lines, a Paint Shaker, Grinders, Paint Guns, Etc. while the Mechanic side features 2 Rotary Car/Truck Hoists, Welders, a Tire Machine & Wheel Balancer, a Brake Lathe, a 20 Ton Press, a large assortment of Hand Tools, and pretty much everything else you could possibly need. There is a long list of consistent repeat clients plus walk-in traffic and all of the Equipment and Tools are rented out on an hourly basis.

General Information:

Legal Plan: 7810477	Block / Unit: 301	Lot / UF: 5 & 6
Lot Frontage: 0.00 meters	Lot Depth: 0.00 meters	Lot Shape: N/A
Land Use: I-2	Surveys: N/A	Lot Faces: N/A
Construction: Concrete Block	Warranties: None	Exterior Finish: Concrete / Metal
Building Plan: Yes	Sprinkler's: None	Lot Serviced: Fully
Building Type: Warehouse	Total Parking: 8 Designated	Power Type: 3 Phase
Retail Size: 0 Square Feet	Office Size: 200 Square Feet	Warehouse Size: 6,000 Square Feet

Lease Information:

Lease Rate: 5.50 / SF	Operating: 1.75 / SF	Lease Term: 60 Months	Renewal: None
Lease Type: Net	Measurement: Gross	Incentives: None	

Operating Costs Include: **Building Insurance, Property Tax, Maintenance, Management, Other**

Mortgage And Tax Information:

Mortgage Balance: \$0.00	Mortgage Lender: N/A
Cash To Mortgage: \$79,900	Term Due: N/A
Payments: N/A	Annual Property Tax: TBV
Interest Rate: N/A	HOA Fee: N/A

Multi-Family Property Information:

# Bachelors	# 1 Bdrms	# 2 Bdrms	# 3 Bdrms	# 4 Bdrms	Penthouses	Garages	Total Suites	\$ / Suite
0	0	0	0	0	0	0	N/A	N/A

Additional Information:

Note: Complete Equipment List, Financial Statements, & detailed Lease information available for serious inquires only.

Price Includes:	Access / Location:	Site Influences:	Amenities:
Equipment - Appendix "A"	Direct Street Access	Fully Landscaped	(2) 14' x 28' Drive-in Doors
All Permanent Fixtures	Major Traffic Routes	Paved Parking Lot	Monitored Alarm System
Goodwill	Major Shopping Nearby	High Traffic Area	
Leasehold Improvements	Public Transit Nearby		
Business Trade Name	Visual Exposure		
Corporate Shares			



ADDITIONAL PHOTOS



**ROTARY CAR / TRUCK
HOISTS**



20 TON PRESS



**WHEEL BALANCER &
TIRE MACHINE**



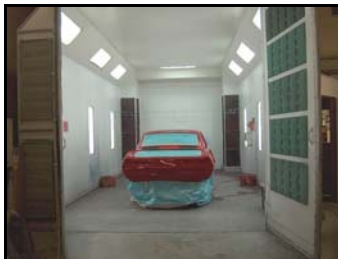
**MILLER MIG
& ARC WELDERS**



**SHOP SUPPLIES
COUNTER**



**ASSORTED
HAND TOOLS**



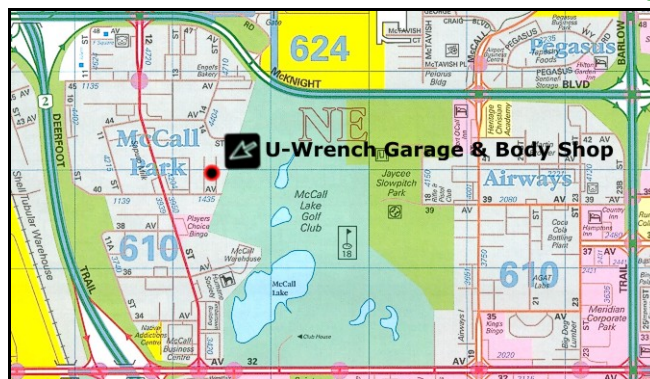
**14' x 28'
PAINT BOOTH**



**AUTO BODY
SANDING AREA**



**STOCKED PAINTS
& SHAKER**



MAP VIEW