FOUND ON BRPHOMES.COM

# 1040 Martin Creek Road, Erwin, TN 37650

**$450,000** · MLS #9990993 · brphomes.com/mls/9990993




| 3,200 | 2008 | 0.72 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Year Built:** 2008
**Lot Acreage:** 0.72
**City Taxes:** $0
**County Taxes:** $1,525.58

## Description

This well-equipped automotive shop is situated on 0.72 acres in Erwin, Tennessee and offers approximately 3,200 square feet of shop space, plus an additional 1,200-square-foot basement pit area. The building features a bay with an oil change pit and a 12' x 14' overhead door, accommodating most commercial vehicles. Two additional bays include 12' x 12' overhead doors, one of which is equipped with an 11,000-lb two-post direct-drive lift, along with a fourth bay featuring a 10' x 10' door.

The property includes ample room for tools and storage, a storage loft, a customer waiting area, a private office, and two restrooms. The shop area is heated by a CleanBurn recovered oil heater, while the office, restrooms, and waiting area are serviced by a heat pump HVAC system. Compressed air is available throughout the shop. Additional equipment includes a wall-mounted strut spring compressor, hydraulic hose-making equipment, and bulk oil storage tanks with pumps.

The spacious lot offers plenty of customer parking. All equipment necessary to operate an oil change business is included, making this a turnkey opportunity for automotive service operations.

## Features & Amenities

**INTERIOR**

Basement • Ceiling Fan(s) • Delivery Doors • Garage Bay(s) • Heat Pump • Lighting-High Intensity • Oil Heating • Outside Storage • Overhead Doors

**EXTERIOR**

City Street • Metal Roof • Metal Siding Exterior

**OTHER**

220 Volts • Above Average Condition • Aerial • Auto Repair-Specialty • Auto Service • Building Plan • Deed Restrictions • Electricity Connected • Fee Simple • Fiber Available • Flood Zone Easements • Phone Connected • Public Water • Rec Right of Way Easements • Right of Way Restrictions • Septic Tank Sewer • Utility Easement Restrictions • Water Connected

Listing courtesy of Hurd Realty, LLC

SCAN TO VIEW ONLINE
brphomes.com/mls/9990993