

2855 Magnolia Ave
ST. LOUIS, MO 63118

INVESTMENT OPPORTUNITY | \$942,857 - 7%CAP RATE YEAR 1



PROPERTY HIGHLIGHTS

Investment Opportunity, multi-state autobody shop with 13 locations and growing. New 10-year lease commencing October 1, 2023, with 3% annual rent increases and two 5-year options with **The Collision Guys** <https://www.thecollisionguys.com>. This is a great opportunity to own a long term NNN lease property with great returns. Cap Rate in year 1 is 7% and 9.1% in year 10 giving great appreciation for the investor. This auto body shop was 100% remodeled and expanded in 2015, meeting all EPA regulations as an autobody shop with a paint booth. A new roof was installed in 2023.

Historically, consumers look to repair their vehicles instead of purchasing a new vehicle in a down economy making this an attractive investment with an expanding operator of auto body repair shops.

- Multi-State Auto Body Shop with 12 locations-The Collision Guys
- 10-Year Lease with Two 5-Year Options
- Pure NNN Lease except Owner responsible for Structural and Foundation
- 3% Annual Rent Increases
- Year 1 NOI-\$66,000 - 7% Cap Rate
- Year 10 NOI-\$86,115 - 9.1% Cap Rate
- Clean Environmentals



CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

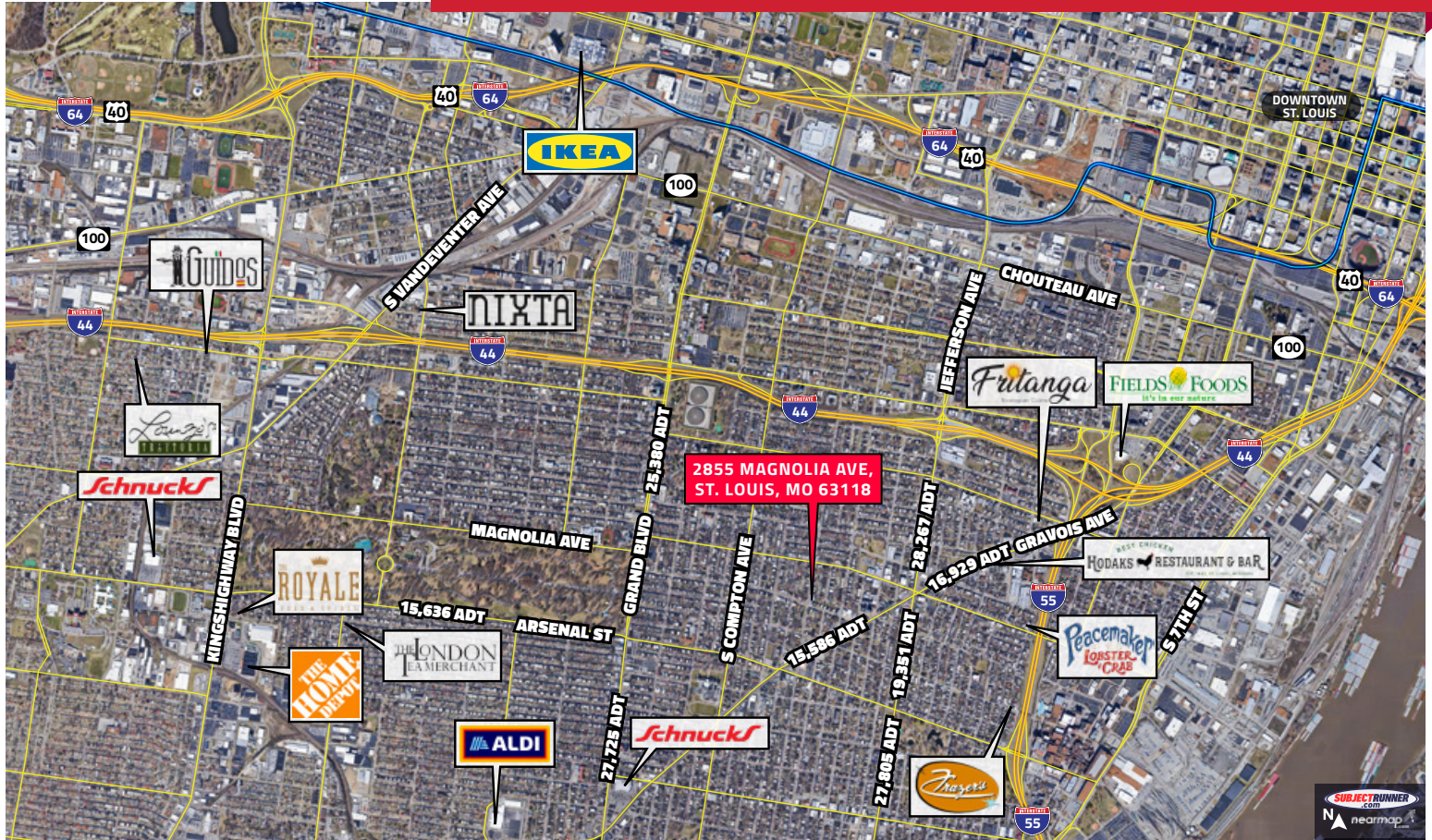
E-mail: Hal@cardinalrealtygroup.com

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DEMOGRAPHICS

U.S. Census	1-Mile	3-Mile	5-Mile
Population	26,252	144,880	295,879
Households	12,472	71,534	144,156
Average HH Income	\$89,041	\$73,877	\$76,919
Number of Business	831	7,122	12,079
Number of Employees	8,364	171,088	259,275



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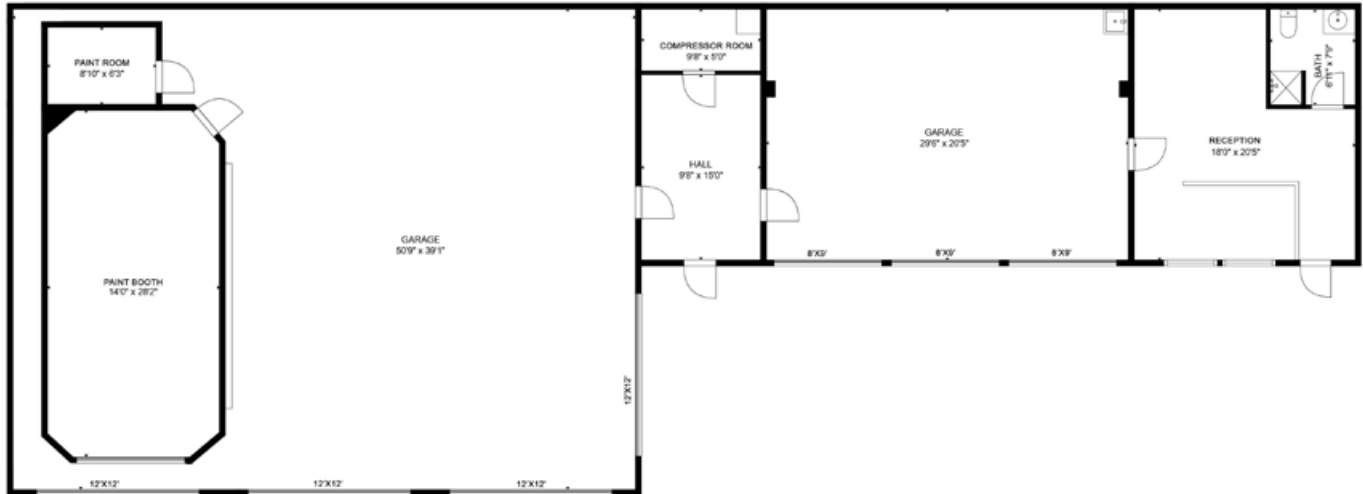
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FLOOR PLAN



- 3292 SF Body Shop
- Recently Remodel/Expanded 2015
- New Roof-2023
- 7- Drive-in Bays
- 100% Air Condition Building
- Major body shop equipment included in sale



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INTERIOR PHOTOS



The interior of both shop areas is brightly lit with fluorescent lighting. Both shop areas are also 100% air-conditioned with 12 ½ tons of AC. The newer shop has four 12'X12' industrial roll-up doors, and the original shop has three standard 8'X9' overhead doors. The office/waiting area also has its own HVAC system and a full bath, including a shower.

EQUIPMENT INCLUDED WITH SALE

- Eagle Spay Booth with Bananza Semi-down draft "Aucudraft." 1- million BTU Air Makeup system and LED lighting. Paint Booth 28.21' X 14.17'
- Industrial Paint Mix Room-Global Finishing Solutions with paint gun cleaner
- Paint Storage Cabinet-9' X 6'
- Black Hawk Frame Rack
- 2 Post 10,000 lbs. car lifts
- 80 Gallon Curtis Air Compressor with a separator filter dryer system



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