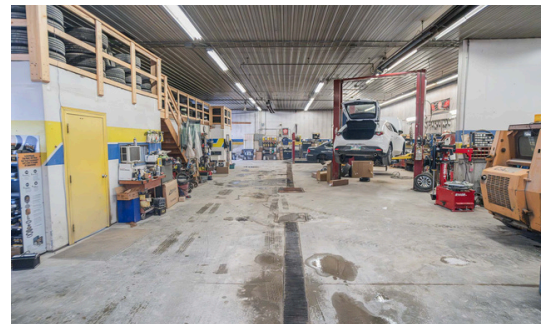


# 214 2<sup>ND</sup> AVE. NORTH - STONEWALL



\$1,100,000



5,236 SQ.FT.



LOT: 1.03 ACRES



\$10,279.52

Family owned & operated auto sales and repair business, land and equipment situated on Stonewall's busiest entrance. 29 years of established reputation and large clientele. 1.03 acre lot with 200ft frontage on Hwy #67, 5236 sq.ft. shop, ample parking and a 10,000 sq.ft. fenced compound.



**Brandt McKillop**

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**Susan McKillop**

☎ 204-941-0221  
✉ susan@mckillop.ca



# 214 2<sup>ND</sup> AVE. NORTH - STONEWALL

## Features:

- 205' Frontage, 200' Deep, 242' Rear - 1.03 Acres
- Built 1997
- 14' x 12' Overhead Door
- Two 12' x 10' Overhead Doors
- Full Concrete Floor w/ Floor Drains and In-Floor Exhaust Evacuation System
- Natural Gas Radiant Heaters in Shop Area
- Forced Air Natural Gas Furnace in Office, Kitchen & Bathrooms
- Wall Unit A/C for Office
- Approximately 300 sq.ft. office/service reception area with customer bathroom, staff bathroom, lunch room and 2<sup>nd</sup> level mezzanine storage area
- 600 Amp 3 Phase Electrical
- 3 Phase Air Compressor
- Upgraded T8 Lighting
- 2 Front End Machine Hoists (1 is non-functional)
- 2 Front End Machines; 1 for older vehicles, 1 fully current
- 3 Above Ground Hoists
- 2 Tire Machines
- Mig Welder
- Drill Press
- Owned Oxygen/Acetylene Torch Set
- Tow Trucks:
  - 2002 International Deck Truck
  - 2002 International Deck Truck
  - 1999 Ford F350 4x4 Wrecker

Information Package Available to Pre-Qualified Buyers (Non-Disclosure Statement Required)

Includes:

- 2022, '23, '24 Financial Statements
- Detailed Equipment List
- Appraisal (April 2025)
- Lot Plan
- Property Tax Bill
- Environmental Report



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