

AVAILABLE FOR SALE

2108 North Hills Street, Meridian, MS 39305



PROPERTY HIGHLIGHTS

- **Location, Location, Location!** Just a few properties from the hard corner that have both CVS & Walgreens on two of the corners, then there is a McDonalds and a Taco Bell before reaching 2108 North Hills. Very good location!
- Great Automotive Quick Change Oil & Automotive Repair building and business.
- 2,900 SF building with 2 below ground service areas that services 4 autos at one time, complete with all equipment, new oil supply and old tanks to store all used oil products.
- With McDonald's and Taco Bell right next door, based on historical data we feel dirt alone priced at \$20/SF may be valued at \$420,000.
- 8 service bays total – 4 include below ground oil change service areas allowing for 4 autos to be serviced at one time.
- All FF&E needed to operate are included with the sale of the building – all in good repair today.
- Asking \$519,900

Brought to you exclusively by:

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PROPERTY PHOTOGRAPHS



Gerald Peoples, Broker

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PROPERTY LOCATION AND TRAFFIC VOLUME



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