

FOR SALE – AUTO BODY SHOP PROPERTY



3902 Pulaski Hwy, Lawrenceburg, TN

List Price: \$499,999 | Lot Size: 2 Acres (Outside City Limits) | Zoning: Commercial

Overview

Excellent opportunity to purchase a fully equipped commercial property set up for an auto body and paint shop operation. The sale includes the land and buildings only — the business itself is not for sale. The property features three metal buildings with large bay doors, an enclosed paint booth, a finished office, and heavy-duty wiring and plumbing suitable for automotive or industrial use.

Property Highlights

- 2 acres with gravel parking and concrete drive
- City water, electric, HVAC
- Wired for 3-phase power
- Drains plumbed throughout shop
- Septic tank (for old office building)
- Option to connect to city sewer
- LED lighting throughout
- Story Disposal dumpster service (~\$800/year)
- Air compressor stays with property
- Truck bed winch included
- Owner does not wish to lease

Buildings & Layout

Office Building

- 20' x 30' new office with loft area

- Connected lift area: 30' x 40'
- (2) Garage doors – 10' wide x 12' tall
- Lobby, restroom, shower, office, and break room
- 12' ceiling height with 14,000 lb. lift
- Electric and heat
- Washer/dryer hookups
- Interior office and living space can be fully finished prior to closing

Paint Shop

- 30' x 50'
- (2) Garage doors – 10' wide x 12' tall
- Paint booth: 14' x 24' (gas heated)
- Mixing room: 9' x 12' (portable A/C & heat)
- Gas heat, city water
- Includes full-size automotive paint booth

Body Shop

- 40' x 60'
- (3) Garage doors – 12' wide x 10' tall
- Gas heat, city water, restroom
- 7 total bay areas

Additional Office

- 15' x 10.5'

Additional Information

- Seller to provide deeded easement for septic access
- Little house behind shop may be available separately
- Convenient access to Pulaski Hwy (U.S. 64)

Tyler Henson | The Henson Team
 Keller Williams Realty | Luxury & Commercial
www.hensonteam.net | @tylerhenson