



## STATE-OF-THE-ART, HIGH PROFILE AUTOMOBILE SERVICE BUILDING & BUSINESS FOR SALE

6320 Sykesville Road, Eldersburg, Maryland 21784

[www.TPCRE.com](http://www.TPCRE.com)

Available for sale is a free standing state-of-the-art, high profile automobile service building and business on .54 acres of General Business District zoned land in Carroll County, Maryland. This newly constructed building contains 4,800 SF for the retail sales and service center with additional 462 SF loft making a total of 5,262 SF. Features include a waiting room, service counter, office, customer ADA rest room and additional shop rest room and loft for storage or a break room. The building is fully insulated, is constructed to code with a grease/oil separator system, and has a waste-oil fuel central boiler providing radiant under-floor heat (Highly Efficient Heat). The property is situated along a busy signalized intersection on Route 32 in Eldersburg. **Business and Real Estate available for Sale at \$1,290,000.**

**For more information, please contact:**

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6320 Sykesville Road, Eldersburg, Maryland 21784



Eldersburg, Maryland

## AUTO SERVICE

BUSINESS & BUILDING

### Property Highlights

- 4,800 SF Steel Building with an Additional 462 SF Loft
- .54 Acres of General Business District Zoned Land
- Located on a Signalized Intersection along Route 32
- Includes a Waiting Room, Service Counter, Office, Loft, Customer ADA Rest Room & Shop Rest Room
- Clear Ceiling Heights of 18 -20 Feet
- Two Drive In Doors (12' x 14')
- Five 10,000-lb 2-Post Lifts & One 12,000-lb Lift
- Work Space Area has Potential for 3 Additional Lifts
- A 7½ -HP Air Compressor for the Entire Building and Engine Exhaust Removal System for Each Bay
- Constructed to Code with a Grease/Oil Separator System
- HVAC is a Waste-Oil Fuel Central Boiler providing Radiant Under-Floor Heat (Highly Efficient Heat)
- Three Phase Electric Service with 200-Ampere 4 Wire
- 15 Approved Parking Spaces (owner has had 35 cars on lot)
- The Property has Public Water and Sewer

*Information is believed to be accurate, but should not be relied upon without verification.*

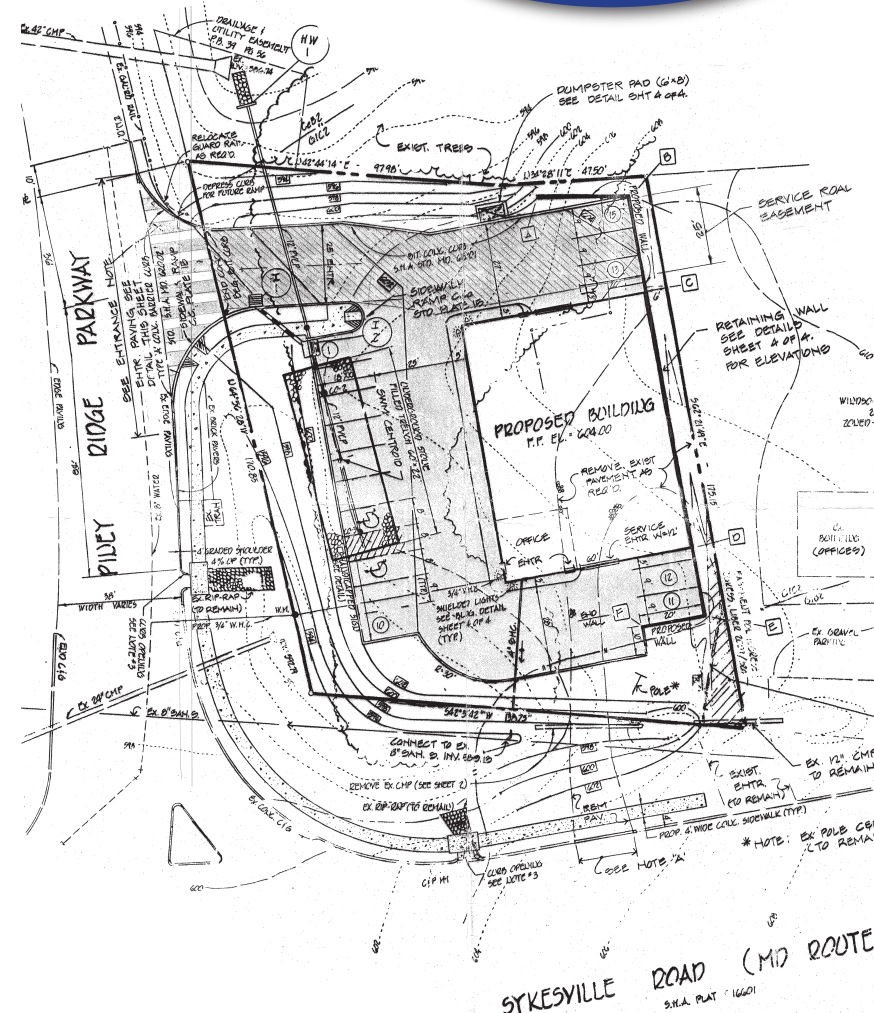


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### About Turning Point Real Estate

Our comprehensive full service approach to commercial real estate provides resourceful solutions in today's rapidly evolving market. Developing creative solutions and strategies to address the specific goals and objectives for our clients is what sets us apart. We're known for getting deals done and continuously raising the bar on service, professionalism, and performance.

We are a Maryland-based commercial real estate firm serving the Greater Washington Metropolitan Region including Maryland, Pennsylvania, Virginia, West Virginia, and the District of Columbia.

Visit us on the web at [www.TPCRE.com](http://www.TPCRE.com)

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[mmurphy@tpreinc.com](mailto:mmurphy@tpreinc.com)



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