



## 181 Library Rd

181 Library Rd, Jacksonville, FL 32225



**VANGUARD REALTY**



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# 181 Library Rd

\$899,900

Quick Service Building built in 1989. Oversized bays with service pits will accommodate cars, pickups, Semi-truck, Busses, Motorcoaches - just about anything. Real easy ingress and egress. The facilities consist of a 3,696sf Shop Building (518sf of unfinished storage & 640sf of service pits) & a 720sf modular building with Manager's office, 3rd restroom, display space, service counter & waiting area. Service area has two drive through bays with below ground service pits, 14' glass electric roll up bay doors & reinforced concrete floors to serve any street legal vehicle – cars, pickup trucks, Semi-Trucks, Buses, Motorcoaches,...

Great opportunity to own a 30 year established NAPA oil Change/Auto-Truck repair & U-Haul business. No leases here! Own the business & real estate with ample acreage for expansion (over 1.4 acres). Close to other businesses, homes & high traffic major arteries. 2019 was best revenue in years for this business! Details provided upon request. This is a quiet listing. No sign on property. **DO NOT GO ON PROPERTY WITHOUT AN APPOINTMENT.** Seller is sensitive to her employees. Call Listing Agent agent for information or showings. (904)806-1218...



Price:	\$899,900
Property Type:	Retail
Property Subtype:	[object Object]
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	7.78%
Lot Size:	1.48 AC
Gross Leasable Area:	4,416 SF
Sale Conditions:	Business Value Included
No. Stories:	2
Year Built:	1989
Tenancy:	Single
Parking Ratio:	27.85/1,000 SF
Zoning Description:	CCG-2
APN / Parcel ID:	162883-2120

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Prolube Of Jacksonville Inc	4,416	



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# Property Photos



Buildings Westside



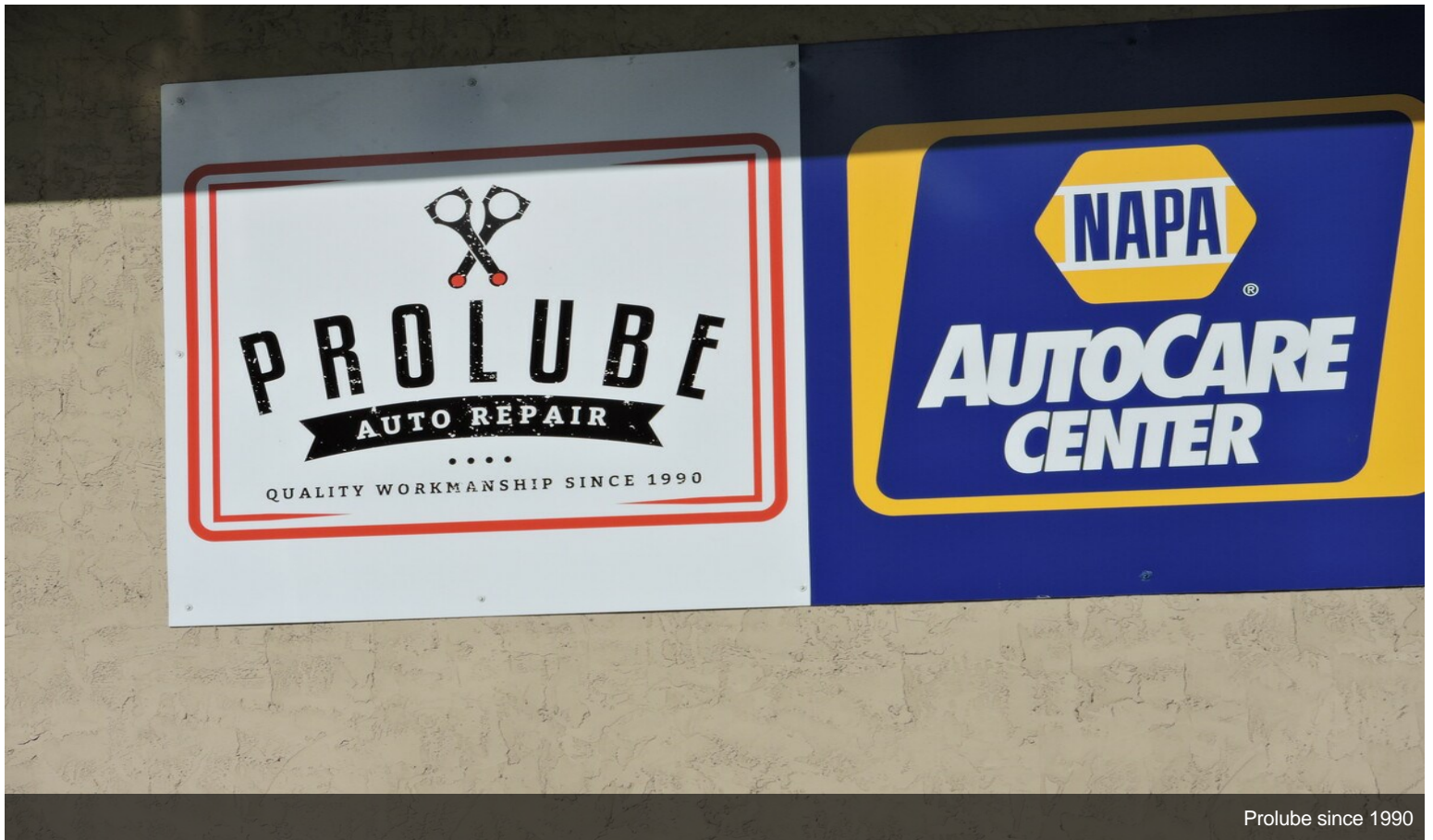
Buildings looking SW



# Property Photos



Buildings Eastside



Prolube since 1990



# Property Photos



Backlot Parking (Current UHaul)



Buildings Northside



# Property Photos



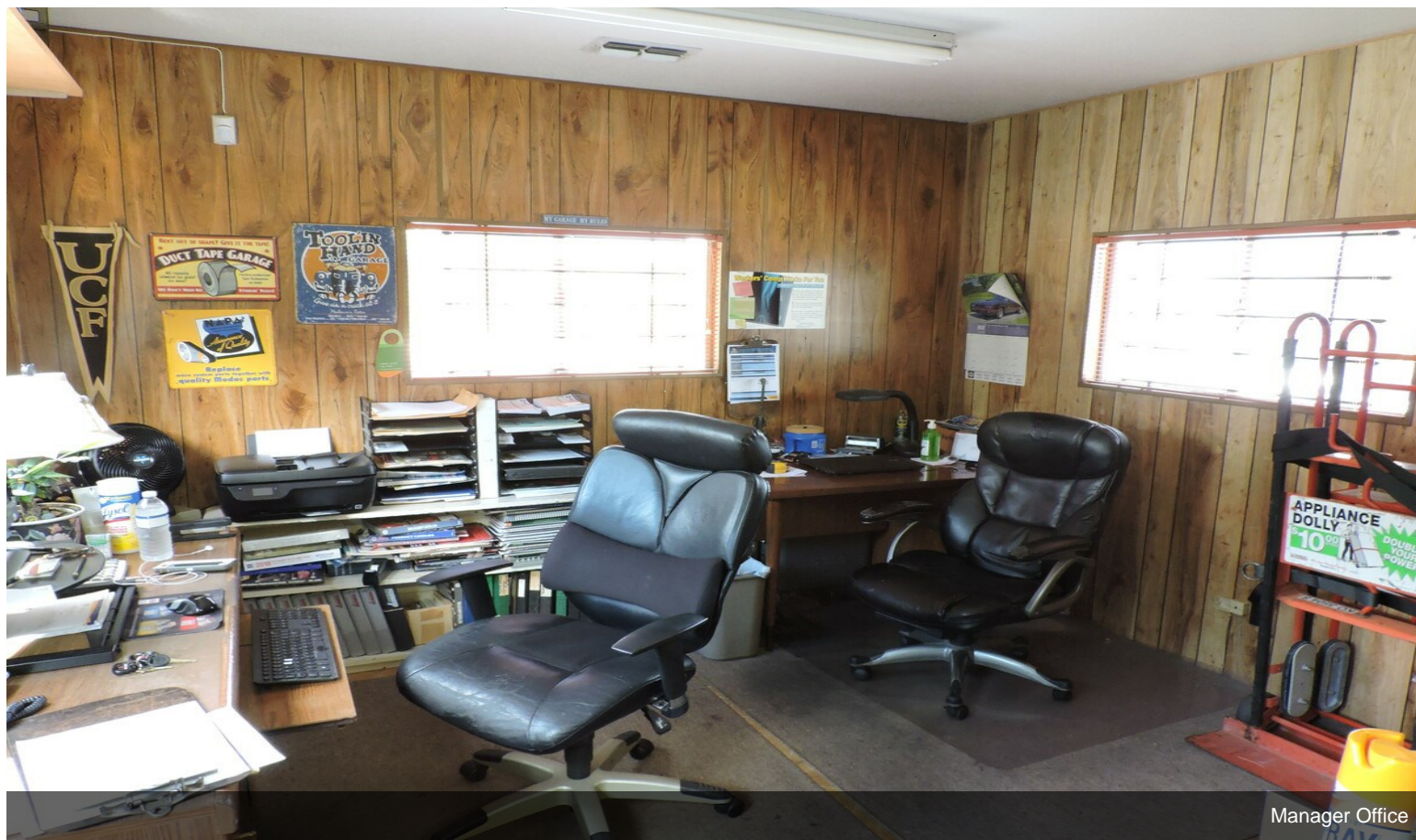
Building (Office) Looking NW



Customer Area & Service Counter



# Property Photos



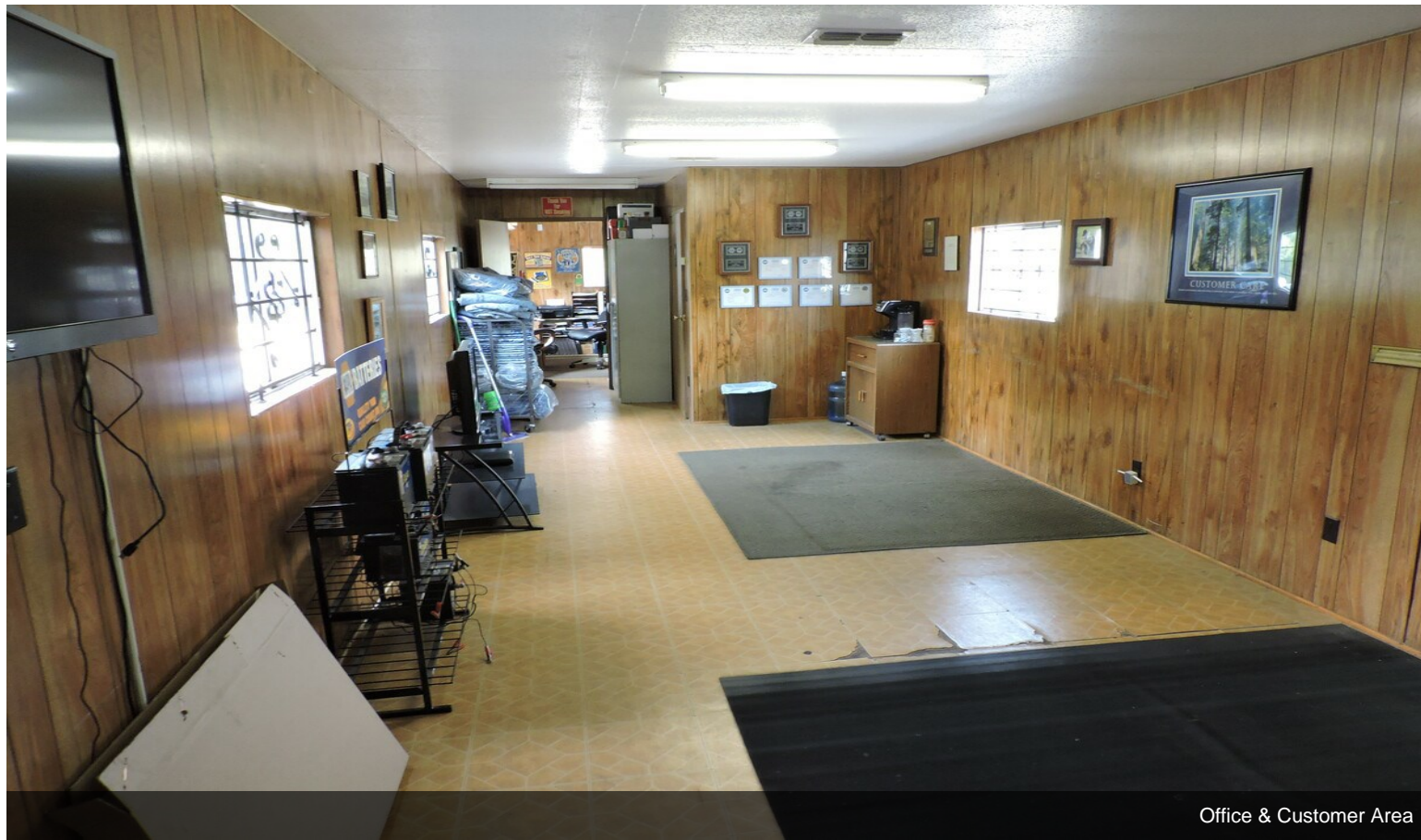
Manager Office



Service Counter



# Property Photos



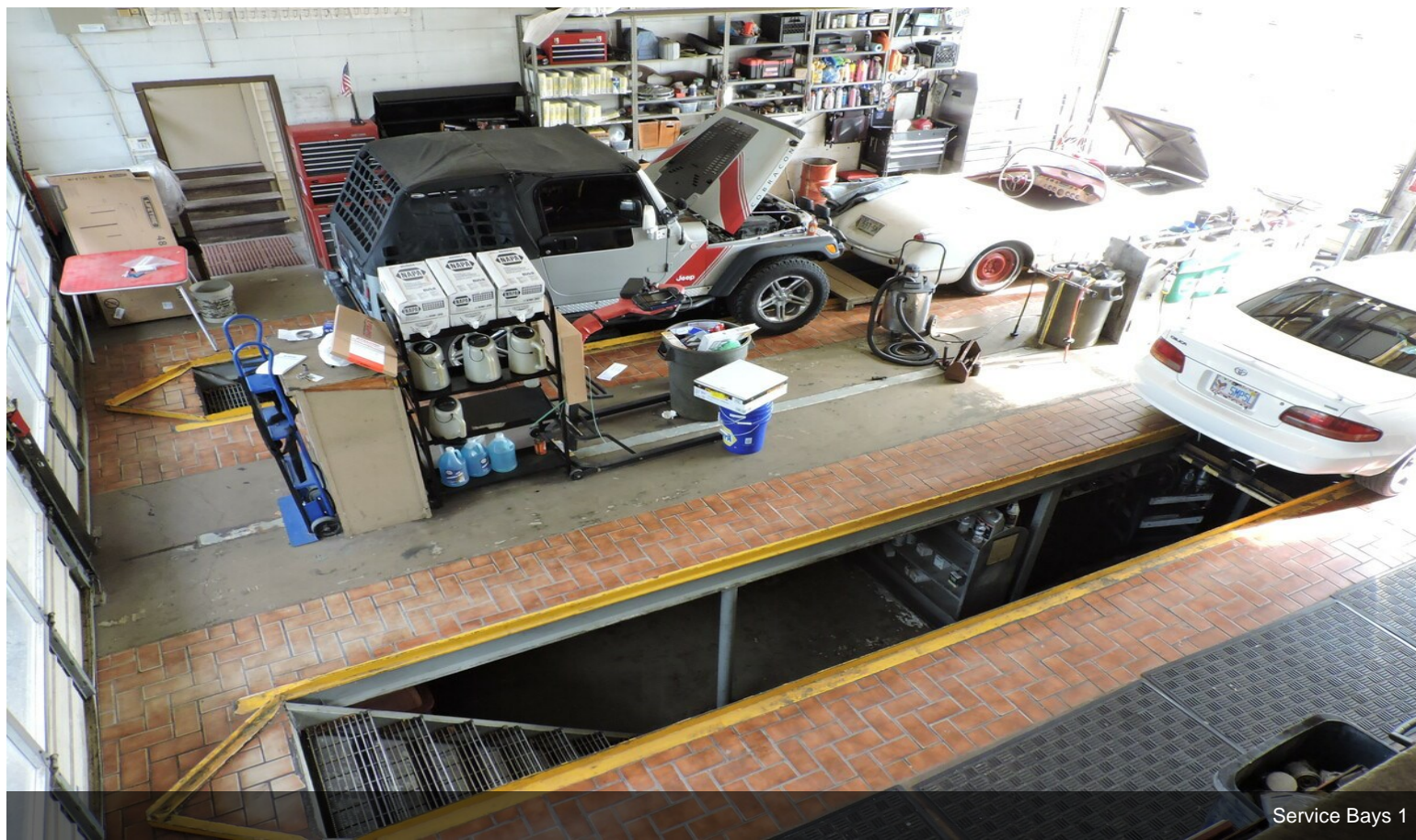
Office & Customer Area



Service Bay N Pit

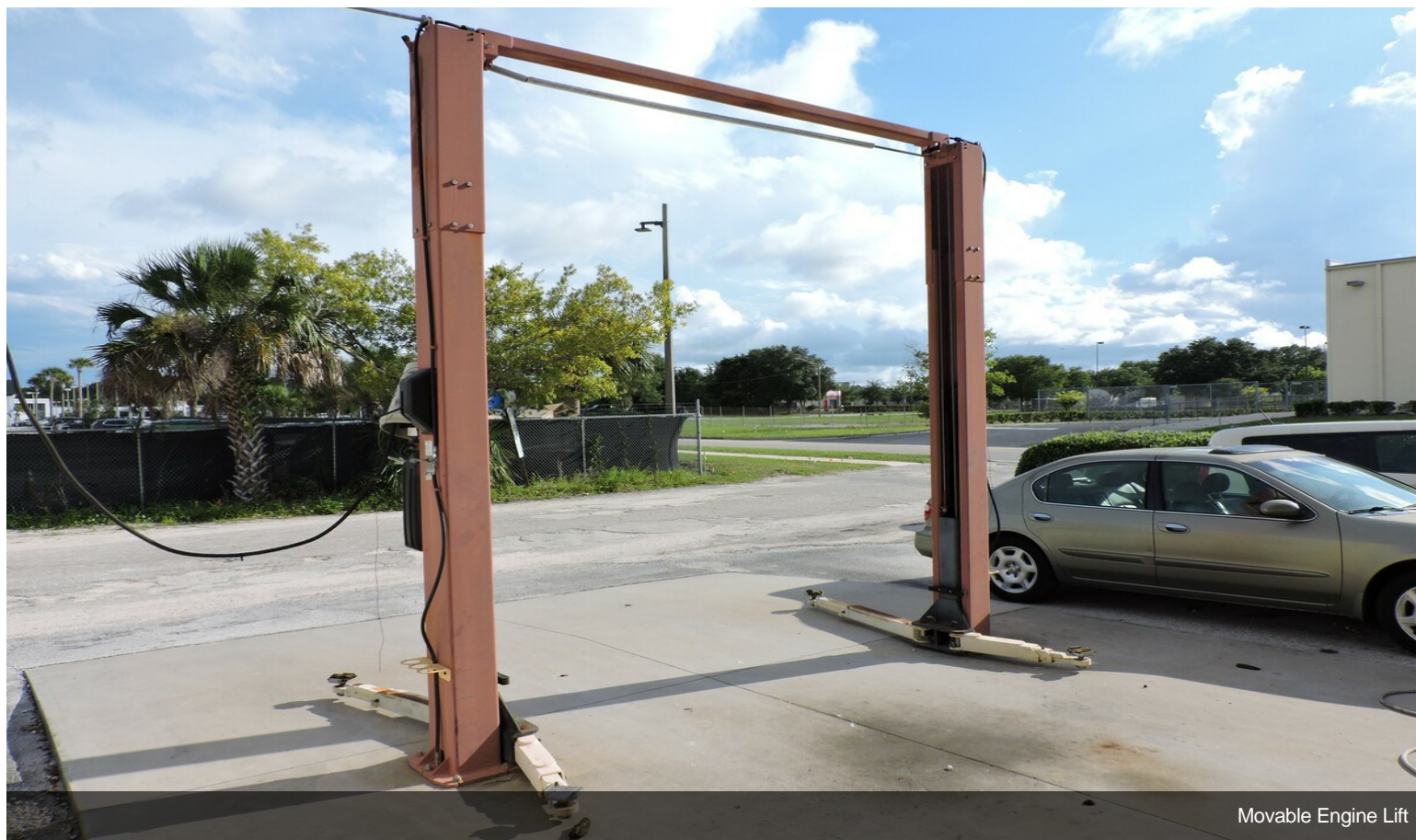


# Property Photos





# Property Photos



Movable Engine Lift



Oil Storage Tops & Storage



# Property Photos



Oil Storage-Distribution



Pass Thru Driveway



# Property Photos



Prolube & Auto Repair



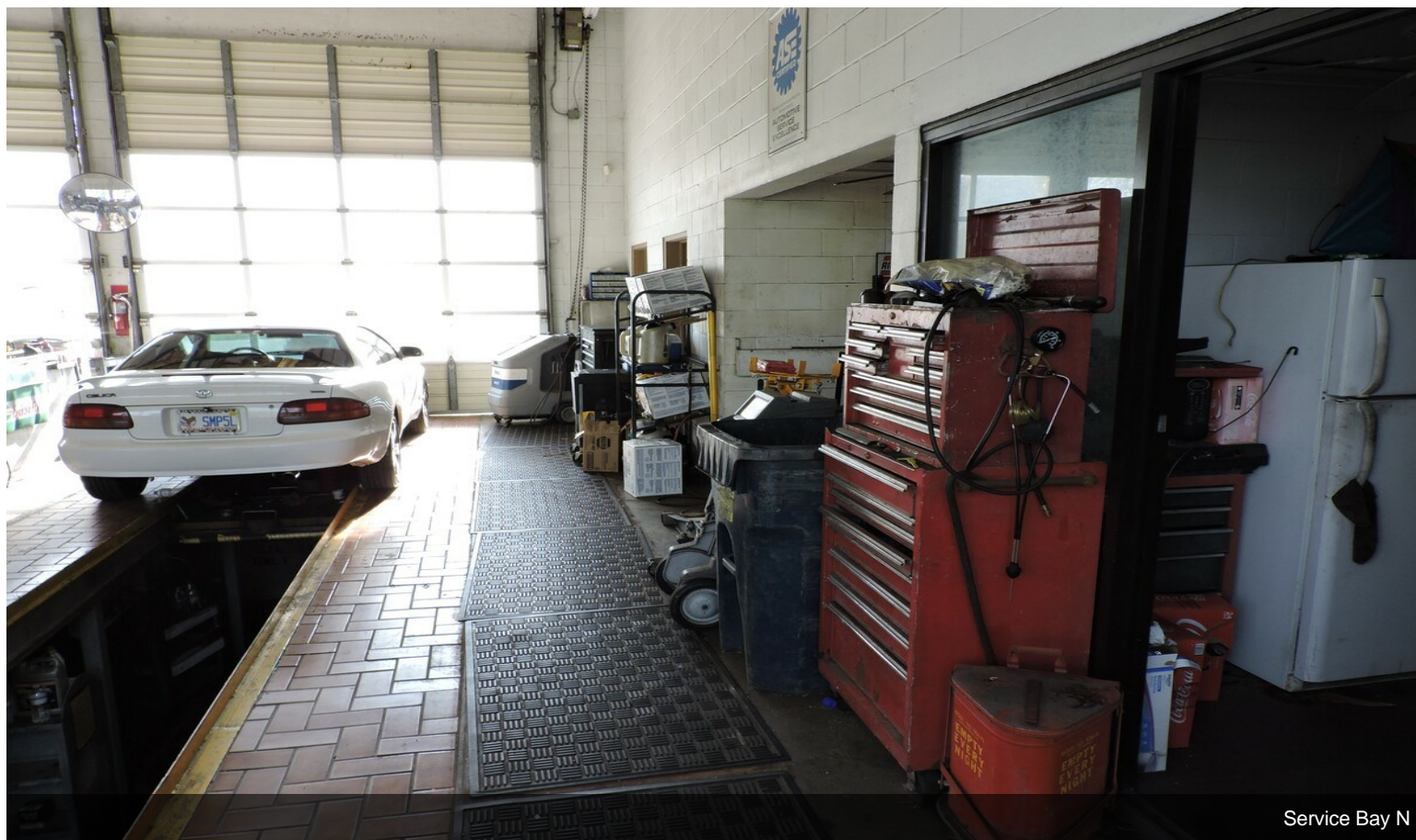
Service Bay N Oversize OH Doors



# Property Photos



Service Bay Block Const



Service Bay N



# Property Photos



Service Bay S Oversize OH Doors



Side Drive Looking East



# Property Photos



Stair Ladder to Storage



Storage



# Property Photos

