

ALL INCLUSIVE Turnkey Operation VERY PROFITABLE

~~\$995,000~~

Car Dealership

6,386 SF

308 Broad St, New London -Seller Financing

Price Reduced

\$850,000



1st Building

- 1,008 SF Sales Office
- 200 AMP
- HVAC Split Systems
- Vinyl Sided & Block

2nd Building

- 2,908 SF Service Shop
- 200 AMP
- 2 Gas fired units
- Hip & Flat Roof
- 4 Bays w/lifts

3rd Building

- 1 Bay, Double Deep
- 864 SF
- Gas Modine Heater

4th Building

- 1,606 SF Two-Family
- Gas fired warm water baseboard heat
- 4 Bedrooms
- 2 baths

LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

RON LYMAN

Main Office:

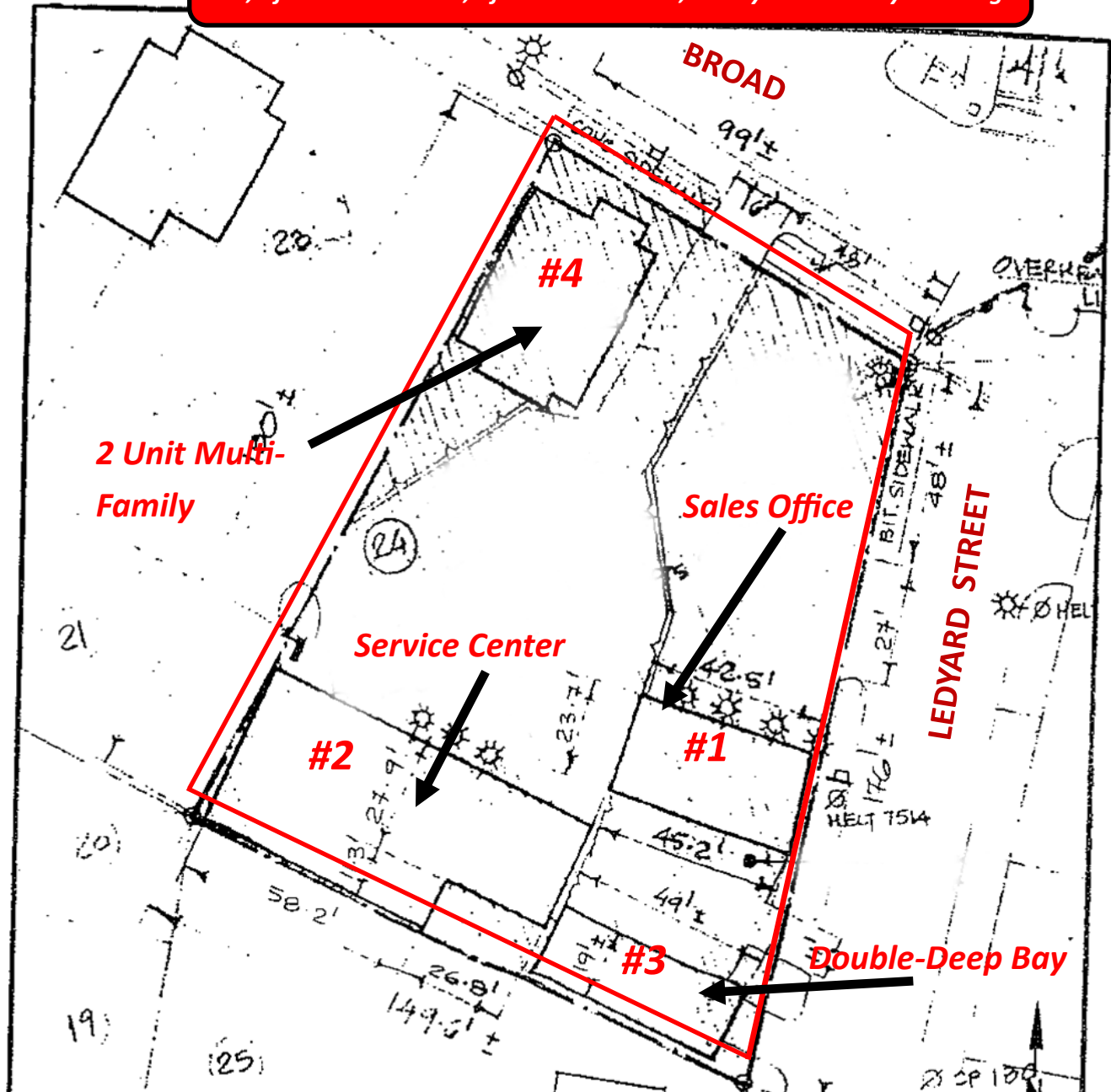
1160 Boston Post Rd.
Westbrook, CT 06498

Mailing Address:

73 Second Ave.
Westbrook, CT 06498
860-887-5000 x1 Office
860-884-4666 Cell
ronl@lymanre.com

SITE PLAN & DESCRIPTION

Showing/Stop By Times: Appointment completed anytime prior to 8 AM M-S, after 7:30 PM M-T, after 5:30 PM F&S, or anytime Sunday morning



Well established auto dealership with a 4-bay 2,908 SF service facility, 1,008 SF sales office, 864 SF double-deep bay, and 1,606 SF multi-family. Five star rated dealership with an excellent reputation in business and the community for over 41 years. Extremely profitable existing turnkey business that is well equipped with like-new equipment—extensive list of equipment included! Real Estate Taxes \$12,645.

AERIAL & DEMOGRAPHICS



Demographics	1 MILE	3 MILES	5 MILES
Total Population	16,309	52,061	79,118
Total Households	6,166	19,840	30,918
Average Household Income	\$45,007	\$68,593	\$76,458

Prime location at major 4 way intersection with traffic light, located 1 block from other notable dealerships

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.



#1

Sales Office



#2

*4 bay repair/service building—
Dimensions:
9'x12', 9'x8', 9'x8', 8'x12'*



#3

*Double-deep bay—Dimensions:
18'x48'*

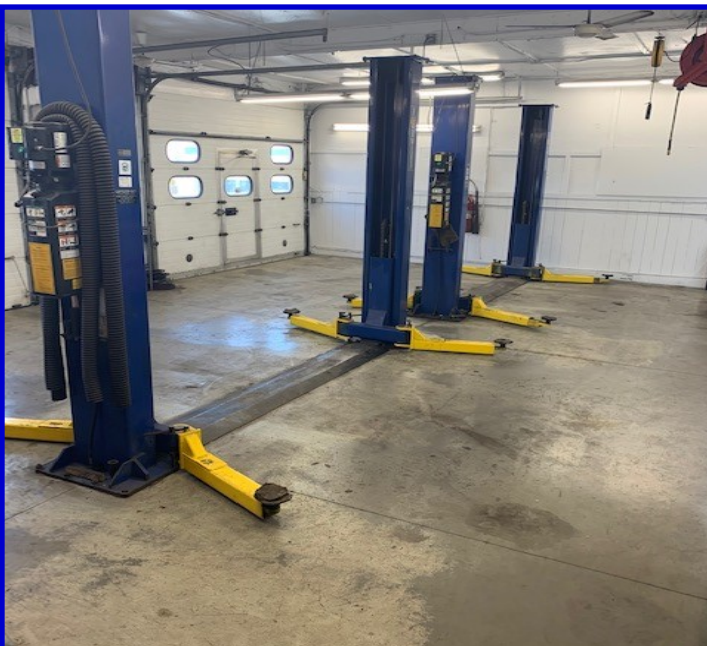


35'x50' Gated Lot

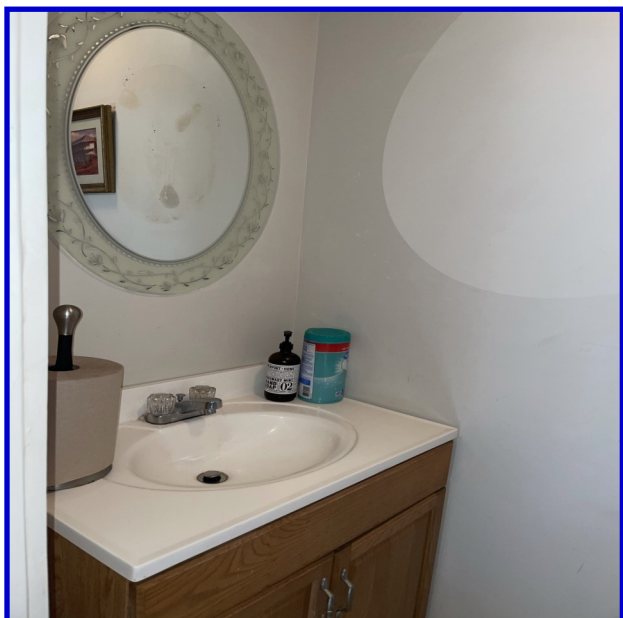
Building #1 — Sales Office



Building #2 — Service Facility



Building #3 — Double-Deep Bay



Building #4 — 2 Unit Multi-Family



3 bedroom first floor unit & 2 bedroom second floor unit—separate utilities



TJ Motors
Service Department Inventory
4/15/2022

Quantity	Description
Auto Detailing/Reconditioning	
1	Tennsco 8ft. Metal Stroage Cabinet
1	Magic Chef Mini Fridge 1.7 Cubic Ft.
1	General Electric Microwave 800 Watt
1	Wall Mounted Metal Stroage Cabinet
2	KEM Metal Storage Cabinets
1	HF 2000 Portable Heater
1	Honda 6.5 HP Pressure Washer Model #2SF35GS
2	Craftsman Shop-Vacs
1	Craftsman Weedwacker
1	275 Gallon Oil Tank
2	Renzor Commercial Heaters
1	LG Air Conditioner LWHD2500ERY7
Equipment	
1	Bobcat Skid Steer Model #553
1	2000 Jeep Grand Cherokee 4x4 w/ 7 ft. Fisher Plow
1	1999 Ram 1500 V8 w/ 7.5 ft. Strom Guard Plow
1	2010 Chevrolet HHR
1	Ariens Snow Blower Model #924116
1	MTD Yard Machines Snow Blower Model #524
Service Office	
1	Office Desk
1	Kyocera Printer/Copier/Fax Machine - D6554
2	Office Chairs
1	Executive Rolling Office Chair
Service Department - Shop	
1	Ingresoll Rand Insutrial Air Compressor Model #SS-5
2	Two-Shelf Metal Shelving Unit
1	Dell Inspiron Touch Screen Computer
1	Acroprint Time Clock
1	Brother Printer TN-730
1	Clean Burn Waste Oil Furnace CB1750
1	Robin Air AC Machine Model #34788NI
2	Forward Carlifts Model #9000B
1	Ammco Brake Lathe - 67441A
1	4 Shelf Metal Shelving Unit
1	Schmakker Battery Charger Model #SE-4020
1	Oxygen Acetylene System, Tank/Touch
1	Portable Jump Pack JNC 660
1	Work Bench w/ Mounted Vice
1	LG Air Conditioner LWHD2500ERY7
1	HP Laserjet 91102
1	RCA TV Monitor 22"
Lower Garage	
1	Modine Commercial Heater

VIN: 1J4FF48S4YL266969
VIN: 1B7HF16Y9XS183739

Sales Department

4/7/2021

Quantity	Description
4	L-Shaped Desks
5	Executive Office Chairs
1	Executive Large Desk
1	Brother Printer
8	Client Chairs
5	Computers (Dell, Lenovo)
12	Computer Monitors
1	Kyocera Printer
2	Brother Printers
2	Dell Computers
1	Paper Shredder
1	HP Printer
1	Epson Printer
2	Computer Screen Mounts

Shop Inventory

4/7/2021

Quantity	Description
1	Tennsco 8ft. Metal Storage Cabinet
1	Magic Chef Mini Fridge 1.7 C. FT.
1	GE Microwave 800 Watt
1	Wall Mounted Metal Storage Cabinet
1	Bobcat Model #553
2	KEM Metal Storage Cabinets
1	Office Desk
1	Craftsman Portable Air Compressor 80 Gal.
1	Kobalt Portable Air Compressor 45 Gal.
1	HF 2000 Portable Heater
1	Honda 6.5 HP Pressure Washer Model #2SF35GS
2	Craftsman Shop Vacs
1	Craftsman Weedwacker
1	275 Gallon Oil Tank
2	Renzor Commercial Heaters
1	Kyocera Printer/Copier/Fax Machine
2	Office Chairs
1	Executive Rolling Office Chair
1	Ryobi Hedge Trimmer
1	Troy-Bilt Weed Wacker
1	Black & Decker Electric Hedge Trimmer
1	Black & Decker Electric Weed Wacker
1	Ryobi Gas Leaf Blower
1	Ingersoll Rand Industrial Air Compressor Model #A062722
2	Two-Shelf Metal Shelving Unit
1	Dell Touch Screen Computer
1	Acroprint Time Clock
1	Brother Printer TN-730
1	Clean Burn Oil Furnace CB1750
1	Robin Air Model #34788NI
2	Forward Carlifts Model #9000B
1	Brake Lathe
1	Husky 10 Drawer Tool Box
1	4 Shelf Metal Shelving Unit
1	Schmakker Battery Charger Model #SE-4020
1	Oxygen Acetylene System, Tank/Torch
1	Portable Jump Pack JNC 660
1	Work Bench w/ Mounted Vice
1	LG Air Conditioning Unit
1	HP Laserjet 91102
1	RCA TV Monitor 22"