

# Commercial Sale - Clearlake, CA



## 4314 Old Hwy 53, Clearlake, CA, 95422

Offered at \$725,000

Exceptional opportunity to purchase this well maintained 5000 square foot commercial building, with hard to find C3 zoning, in the heart of Clearlake. This has been the home of a successful and profitable auto repair shop for four decades, Fischer Auto & Electric. The building offers up to 9 inside work bays and large roll up doors, a large parts storage room with additional room on a second level and enough room to store 10 cars indoors. Customer receiving area with separate bathroom, and two offices conveniently located close to an additional bathroom. The property is fully fenced and has the option to separate one section of the building to a second business or use. Owner has compiled a long list of equipment and tools that could be included in the sale of the building, or the current business actively for sale. The seller may consider financing with 20% down, contact listing agent for details. P&L on file.

0 Bedrooms

0 Bathrooms

5,000 sqft

Built: 1980



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