

For Sale

Automotive Body Shop

5,574 SF Building - 20,318 SF Lot

\$3,500,000



Cook's Corner Body Shop

20845 Sherman Way & 7212 De Soto
Canoga Park, California 91306

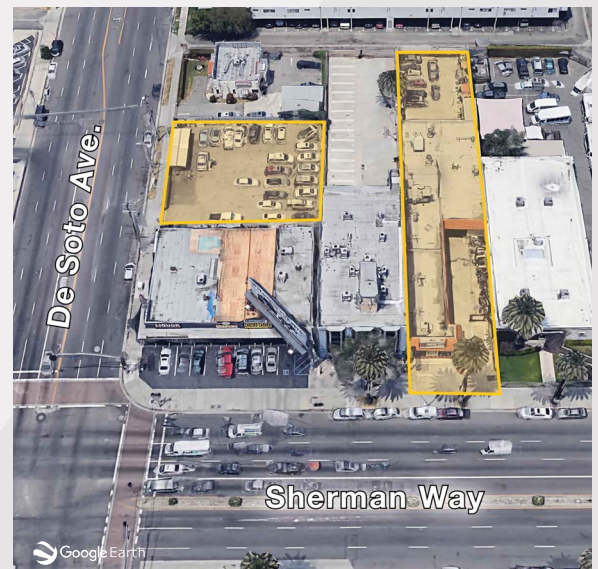
Sale Highlights

- 5, 574 SF Building on a Total Combined Lot of 20,318 SF
- Fully Permitted Spray Booth
- 60 Car Parking
- Offices with Excellent Frontage on Sherman Way
- 41 Year Established Neighborhood Business
- C1 & C2 Zoning
- Two Permitted Down Draft Paint Booths
- One Permitted Primer Booth
- Six Bays Total
- Four Car-O-Liner Frame Racks

Property Description

Well Established Highly Successful Business With 6 Direct Repair Facility Accounts (State Farm, USAA, Farmers, Ameriprise, 21st Century, and Wheels) and 5 Star Yelp Rating.

Cook's Corner Auto Body Has Been A Leader in The Automotive Repair Industry for Over 35 Years. State-Of-The-Art Computer Repair Equipment, Highest Quality Workmanship, And Courteous Customer Service. Cutting Edge of The Latest Repair Procedures. I-Car, ASE And BASF Approved. Cook's Corner Auto Body Maintains Latest Licensing for Collision Repair.



For More Information:

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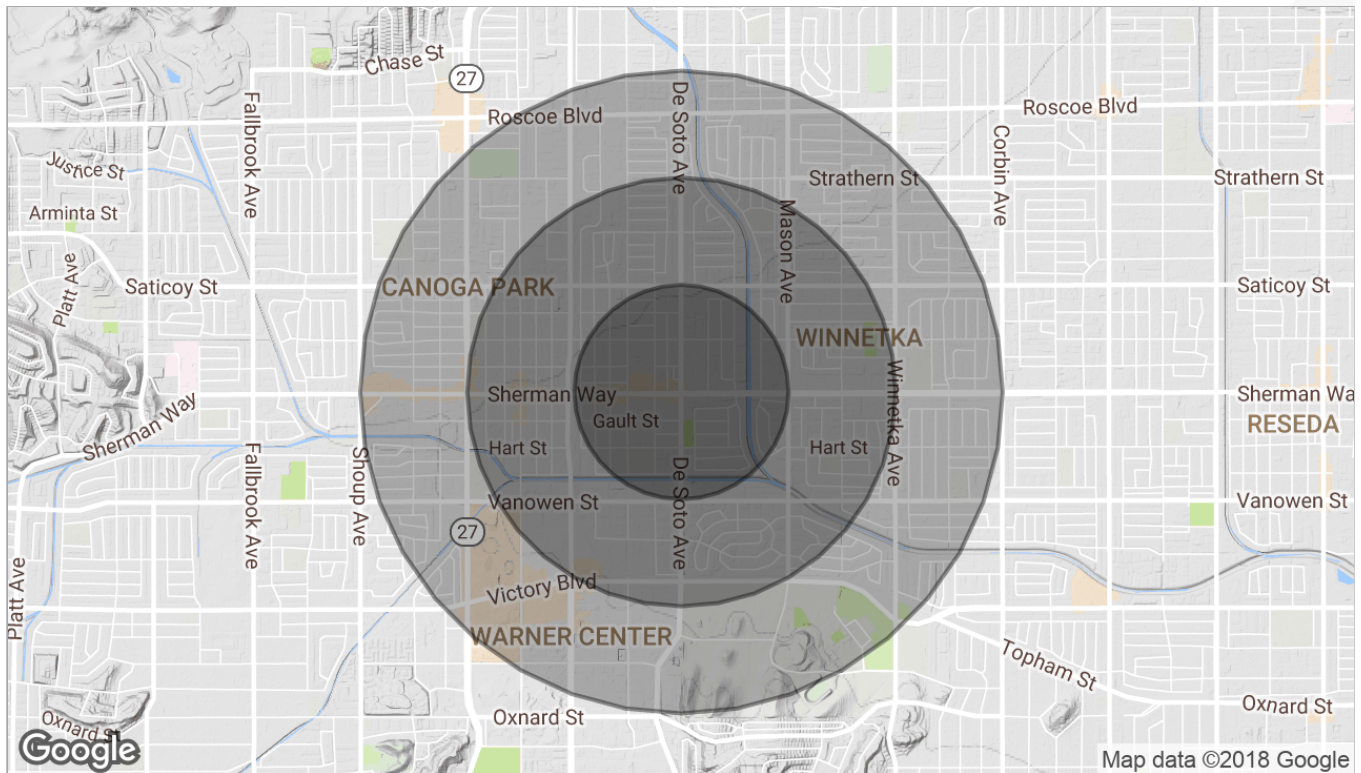
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	0.5 Miles	1 Mile	1.5 Miles
Population			
TOTAL POPULATION	11,159	40,857	78,968
MEDIAN AGE	28.7	30.9	32.0
MEDIAN AGE (MALE)	28.0	29.9	30.7
MEDIAN AGE (FEMALE)	31.2	32.5	33.6
Households & Income			
TOTAL HOUSEHOLDS	3,011	12,520	25,350
# OF PERSONS PER HH	3.7	3.3	3.1
AVERAGE HH INCOME	\$57,453	\$54,822	\$60,130
AVERAGE HOUSE VALUE	\$503,934	\$475,581	\$451,859
Race			
% WHITE	36.8%	39.4%	40.3%
% BLACK	1.9%	2.6%	3.6%
% ASIAN	16.0%	14.3%	16.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.5%	0.5%
% OTHER	41.9%	39.9%	36.0%
Ethnicity			
% HISPANIC	68.2%	61.2%	53.7%

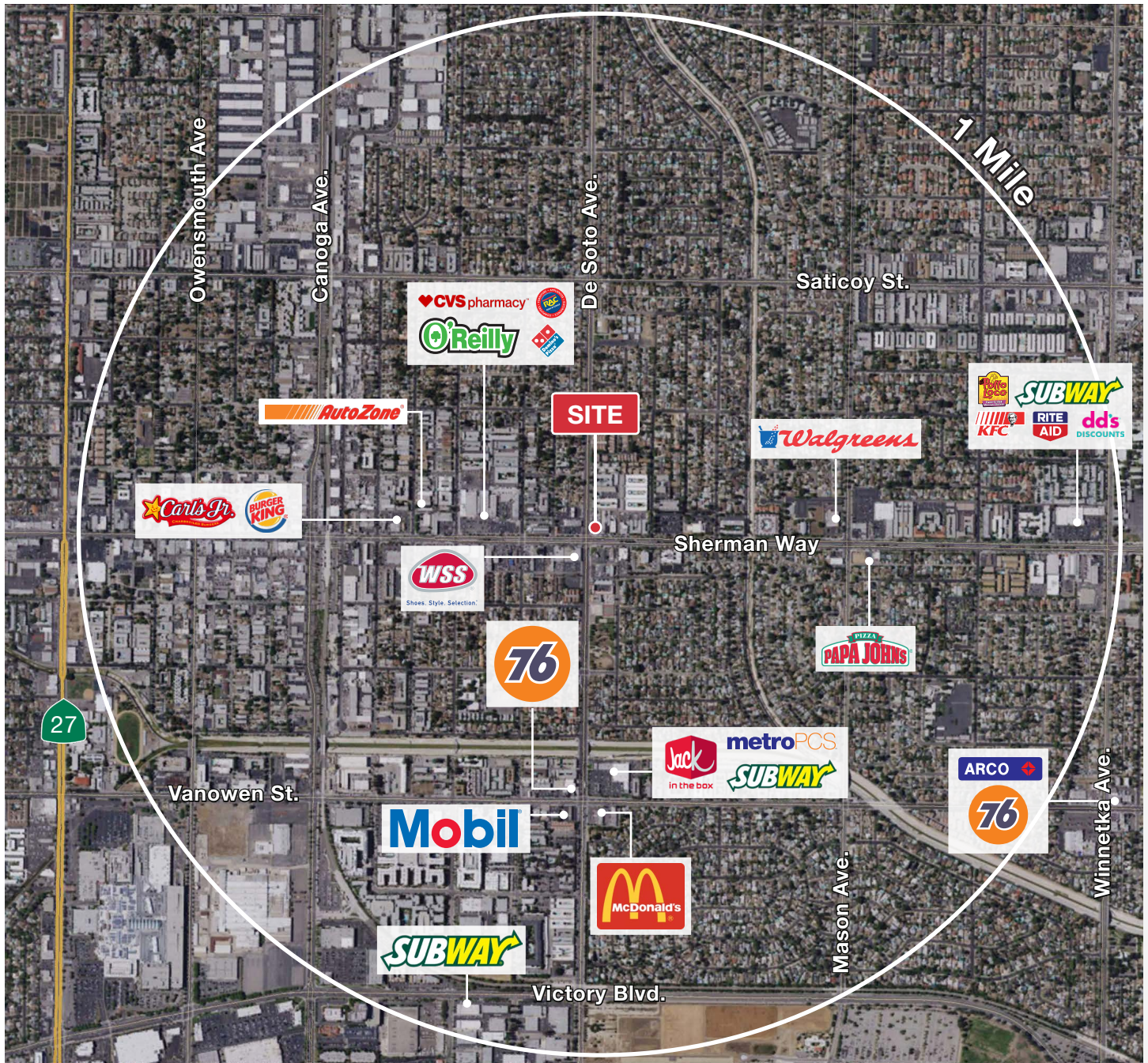
*Demographic Data Derived from 2010 US Census

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