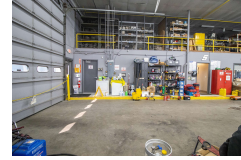




CLIENT PACKAGE REPORT

MLS #	50219989	Price	\$2,250,000
Originating MLS	FAAR	Status	Active
Area	Genesee Twp (25010)	Activation Date	
Address	1415 E Coldwater Road	Year Built	1981
City	Flint	Type	Commercial/Industrial
Municipality	Genesee Twp		
County	Genesee		
Zip	48505		

ADDITIONAL PHOTOS



GENERAL

Listing Date	8/26/2026	Property ID	11-18-400-008
Acreage	4.24	DOM	2
Square Ft	7200	Contract	Exclusive Right to Sell
Lot Size	Irregular.	Subdivision	
Frontage		Body of Water	
Site Depth		Ownership	LLC
Assessments Amount		Lease	No
		Listing Exception	No
Summer Tax Amount	1607.00	Environmental Cond.	No
Winter Tax Amount	6785.00	Signed Disclosure	
Total Tax Amount		Insp Cmpl Well/Septic	
Total Tax Year		Certification Date	
Map		License Available	No
Cross Street 1		License Type	
Cross Street 2			
Directions			

REMARKS

Outstanding opportunity to acquire an established semi-truck repair company and mobile semi-truck repair company, along with its approximately 4.25-acre heavy industrial property, extensive inventory, equipment, customer book of business, and additional income streams. The facility was completely renovated in 2021/2022 with well over \$500,000 in improvements, including a new metal roof, spray-foam insulation, LED lighting, and extensive upgrades throughout the building. The state-of-the-art facility features 5 premium/elite semi-truck service bays, including a service pit in Bay 3. Bays 4 and 5 offer the potential to be subleased to another business without affecting current production, providing an additional potential revenue stream. The facility is equipped with 480V 3-phase, 800-amp electrical service, three furnace and central-air systems, and a large automatic backup generator capable of powering the facility. HVAC, lighting, security, and the automatic security gate can all be operated by cell phone. The approximately 4.25-acre property provides a large, barbed-wire-secured fenced parking area improved with approximately 6 inches of limestone and monitored by a security camera system. The parking area currently generates residual monthly income from pay-to-park customers. Additional exterior features include a new light pole with block-heater connections, a 500-gallon gasoline tank, 300-gallon diesel tank, and 5 storage freight containers equipped with electricity and security. The sale includes an impressive amount of equipment and assets, including 1 semi-truck, 1 forklift, a mobile roadside repair van with tools, and 1 plow truck, along with a massive inventory of parts and equipment. Just as importantly, the sale includes the company's established customer book of business developed over more than 16 years of successful operation. The interior also features a newly updated administrative office, break room, and bathroom. The property is zoned Heavy Industrial, making it well suited for the existing operation and a variety of potential industrial uses. Operating costs are exceptionally attractive, with approximately \$100 per month for water and approximately \$400 per month for electric and gas. Current reported property taxes are approximately \$1700 summer and \$6,700 winter. This is much more than a real estate offering. It is a rare opportunity to acquire an established 16+ year operating business, approximately 5 acres of valuable heavy-industrial real estate, a completely renovated facility, substantial equipment and inventory, an established customer base, mobile roadside repair capabilities, recurring parking income, and additional potential income opportunities. REAL ESTATE + BUSINESS + CUSTOMER BOOK OF BUSINESS + INVENTORY + EQUIPMENT OFFERED AT \$2,250,000. All business, income, expense, inventory, equipment, utility, acreage, and tax information is provided by the seller and should be independently verified by purchaser.

Michael J Davidson

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FEATURES

BUSINESS TYPE Auto Dealer/Service,
Industrial - Heavy, Parking,
Presently Operating

COOLING SYSTEM Central A/C, Dual/Zoned

EXTERIOR CONSTRUCTION Steel

EXTERIOR FEATURES Fenced Yard, Security
Lighting

FINANCIAL TERMS Cash, Commercial Loan,
Conventional

FOUNDATION TYPE Slab

FUEL TYPE Natural Gas

HEATING SYSTEM Forced Air, Zoned Heating

LOCATION Bus Service Near Site

LOT Industrial

DESCRIPTION

PARKING 21+ Spaces, On Site, Parking Lot

ROADS Paved Street, Year Round

SALE INCLUDES Business and Real Estate,
Inventory, Supplies

SEWER SEPTIC Public Sanitary

WATER Public Water

ZONING Industrial

