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BETTER HOMES AND GARDENS REAL ESTATE
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Hansen Enterprises Fleet Repair
4682 W. Old State Highway 279
Camp Verde, AZ 86322

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Over the past 20 years, Hansen Enterprises Fleet Repair – HEFR - has become the go-to shop for all manner of automotive repairs in the Camp Verde/Cottonwood area. Lora and Dave have built this business into a local powerhouse, with sales and profits growing every year. Their business, and the purpose-built building that houses it, are now for sale. Known for their work on a wide range of vehicles, from passenger cars to diesel trucks and motorhomes, their work for repeat customers was an astounding 90.9% in 2021.

HEFR operates out of a 4,800 square foot (plus a 600 square foot mezzanine), clean, spacious shop with five bays, two of which are drive-through, and all have 14'x16' rollup doors. The shop is powered by a fully-owned solar system and 220 3-phase electric.

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PRICE
$1,600,000.00

SITE
The property is located in an M1 (manufacturing) zoning district just off of Highway 260, and near other commercial businesses.

LAND AREA
Parcel 403-14-005E contains 38,333 square feet - 0.88 acres - of land.

BUILDING
Purpose-built in 2003, the 4,800 square foot building has 5 bays, two of them drive-through, with 14'x16' rollup doors. It's cooled by an oversized evaporative cooler, has a fully-owned solar array and runs on 220-volt three-phase power.

2021 Taxes
The 2021 property tax was $4,777.

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FINANCIAL SNAPSHOT
2021 Sales: $831,291
2021 SDE: $303,730
NDA required for more detail
Business and building are prequalified for SBA financing

AERIAL VIEW

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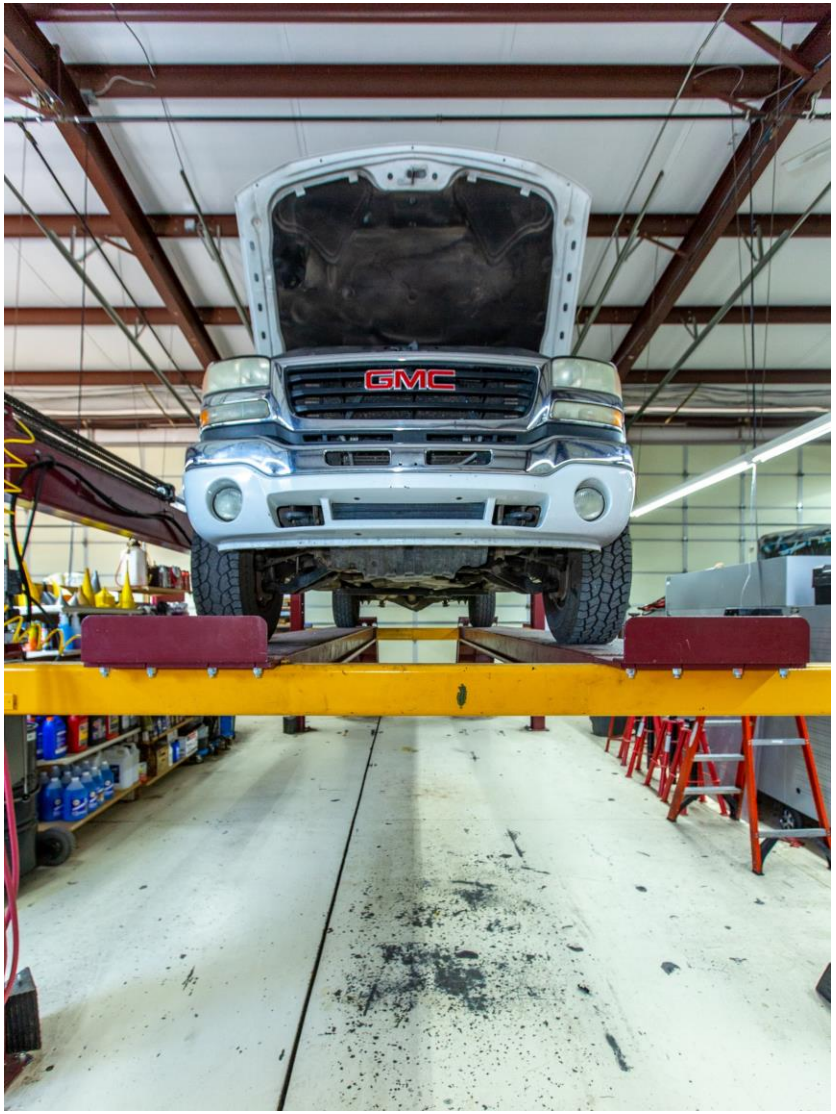

The sale includes all the essentials and more: Two Mohawk lifts (25,000 lb. and 16,000 lb.), heavy equipment such as a Clark Forklift, a Robin Air R134A AC machine and a Hyperthyerm Powermax plasma cutter, as well as an EnergyLogic waste oil heater, diagnostic devices and a huge supply of smaller tools and equipment.

This opportunity is available with options: Purchase the business, land and building for $1,600,000, or purchase the business for $800,000 and lease the shop. Seller may carry paper on either option to a buyer with good credit, strong industry experience and a sizable down payment.

This is a great chance to expand an existing business into a relatively underserved area, or for someone who has the expertise and desire to open a shop of their own. Call Mark to arrange an exclusive showing. Please do not drop in unannounced or disturb work in progress.

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