

T R O P H Y
 PROPERTIES AND AUCTION
 LAND | RECREATIONAL | RESIDENTIAL

Turn-Key Fabrication Business w/All Tools & Equipment For Sale—Lincoln County

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



PROPERTY ADDRESS:
 960 Highway B
 Elsberry, MO 63343

PRICE: \$475,000
ACRES: .8±
COUNTY: Lincoln

PROPERTY HIGHLIGHTS:

- Established Turn-Key Business
- PBR Products Fabrication Shop
- Sale Includes All Equipment & Tools
- 98x48 Shop - Insulated, Heated & Cooled
- Office Space & Bathroom
- 12' Overhead Door
- Approx. 14' Ceilings
- 3-Phase Electric (480 amp)
- City Water & Sewer Available
- Immediate Return on Your Investment

PROPERTY DESCRIPTION:

Established turnkey business ready for a new owner! The current seller owns and operates PBR Products and will convey this fully functional business. PBR Products is a fabrication shop specializing in aftermarket custom accessories for Jeeps, golf carts, ATVs, and UTVs. The property features a 98' x 48' insulated, heated, and cooled shop with office space and a bathroom. The spacious shop boasts nearly 14-foot ceilings, a 12-foot overhead door, a 10-foot overhead door, propane heat, and 3-phase electric (480 amp). City water and sewer are available, with no restrictions and shared driveway access. The sale includes everything in the building except for one toolbox. Everything necessary to run this business will be conveyed. A complete list of equipment is available in the MLS supplements or can be provided by the agent upon request. Start earning a return on your investment immediately! If you are only interested in the real estate, the new owner could sell all the equipment. Taxes are \$1,907. The property is not located in a flood plain or within city limits.



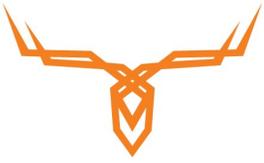
PRESENTED BY:

JOE OGDEN
 Land Specialist

M: (636) 358-3567
 P: (855) 573-5263 x707
 E: jogden@trophy.com

Trophy Properties and Auction
 640 Cepi Drive, Suite 100
 Chesterfield, MO 630056

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 leads@trophy.com



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TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals