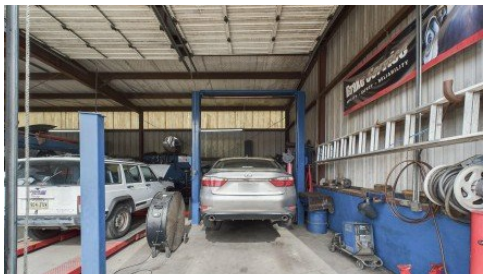
401 Eighth
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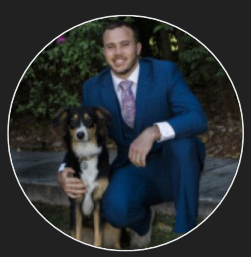






$450,000

Welcome to Mr. Muffler, a Lafayette staple since 1983. This well-established automotive business has been successfully serving the community for decades, specializing in mufflers and tires, and is now ready for a new owner. The main building measures 70 by 30 feet (2, 100 square feet) and features five spacious bay doors for versatile use. It includes a 200-square-foot office with a bathroom and a 100-square-foot storage room, providing an efficient setup for managing operations. A separate 40 by 40-foot (1, 600 square feet) white building is also included and is currently rented for $1, 000 per month, with half of the space used as an office and the other half as a warehouse. The sale also includes valuable equipment valued at $42, 000, such as car lifts, tire machines, compressors, welding equipment, and more. With its strong reputation, great location, and fully equipped facilities, Mr. Muffler represents a rare opportunity for any automotive entrepreneur.



Tyler Albrecht
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Keaty Real Estate Team

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