

# T&A Alignment - Automotive Repair Shop

181 LAWRENCE ROAD

OGALLALA, NE

Price: \$995,000

Includes Real Estate and  
Business Value (Must be  
Purchased Together)



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# PROPERTY SUMMARY

Family Owned & Operated Auto Repair Shop  
181 Lawrence Road | Ogallala, NE 69153



## Property Summary

Sale Price:	\$995,000
Building SF:	8,052 sf
Lot Size:	1.92 Acres
Construction Type:	Metal on Steel Frame
Year Built:	1996
Roof Type:	Gable
Roof Material:	Metal
Heating:	Radiant Space Heaters
County:	Keith
Zoning:	Commercial

## Property Overview

Longtime family-owned auto repair shop centrally-located along a busy corridor in Ogallala and less than 10 miles from Lake McConaughy. With two decades of local experience, the business has earned an excellent reputation, lasting customer loyalty, and strong supplier relationships. Services include alignment, suspension, and repairs for all types of vehicles and trailers, including engines, transmissions, differentials, clutch, A/C, brakes, and diagnostics. The 8,000 SF shop can easily accommodate additional mechanics for an excellent opportunity to grow revenue from day one. Purchase price includes the real estate, business, and all FF&E - and must be purchased together.

INQUIRE WITH LISTING BROKER FOR DETAILS.  
720-729-0551

## Location Overview

People of all ages and backgrounds are drawn to the Ogallala area because of the excellent quality of life found here. Ogallala has many things to offer; superior health care, a forward-thinking school system, low crime rate, endless recreational opportunities, a quiet and friendly environment, an inviting business atmosphere, a vast agricultural community, and a rich old-west history.

## PROPERTY PHOTOS

Family Owned & Operated Auto Repair Shop  
181 Lawrence Road | Ogallala, NE 69153



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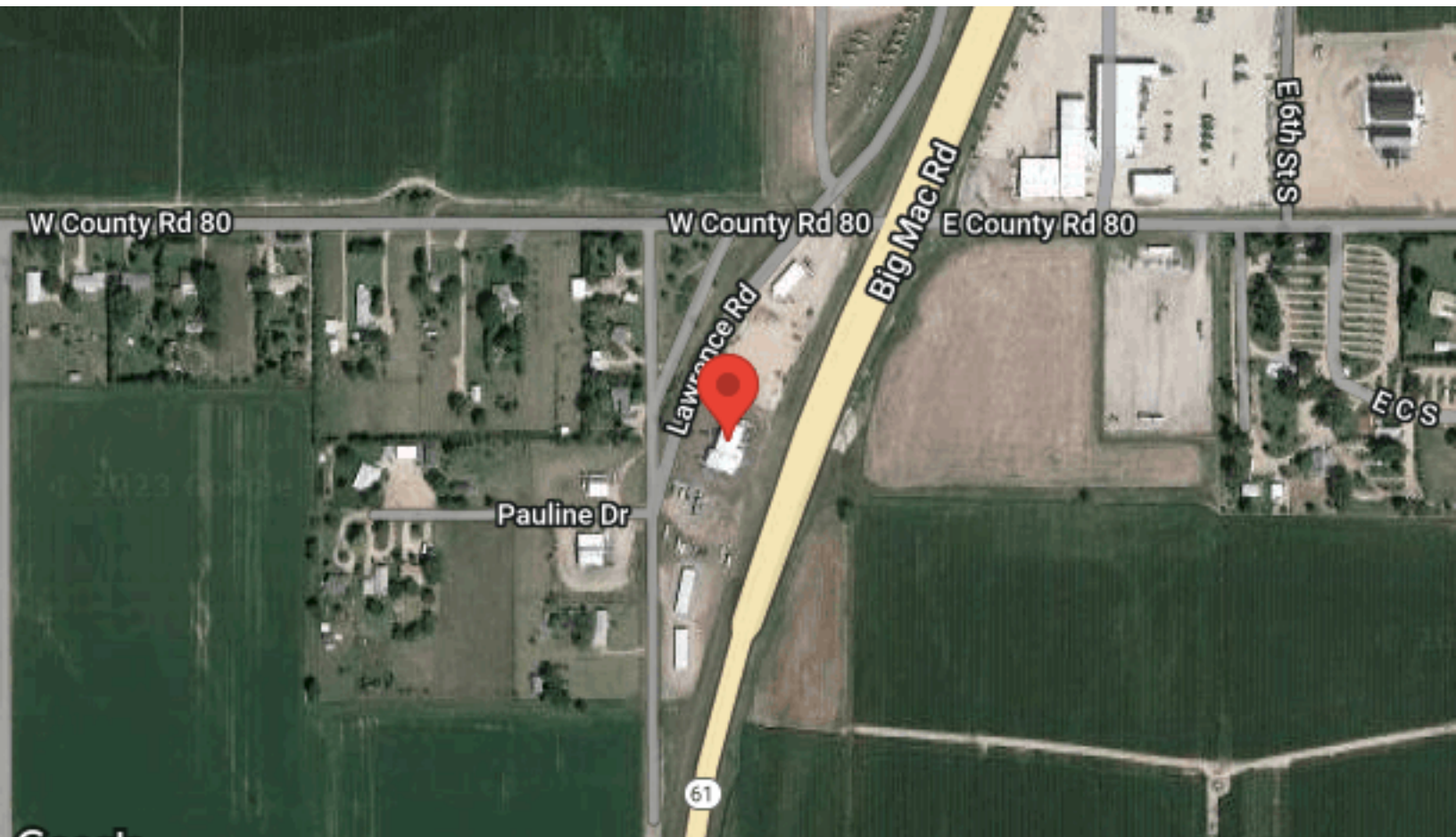
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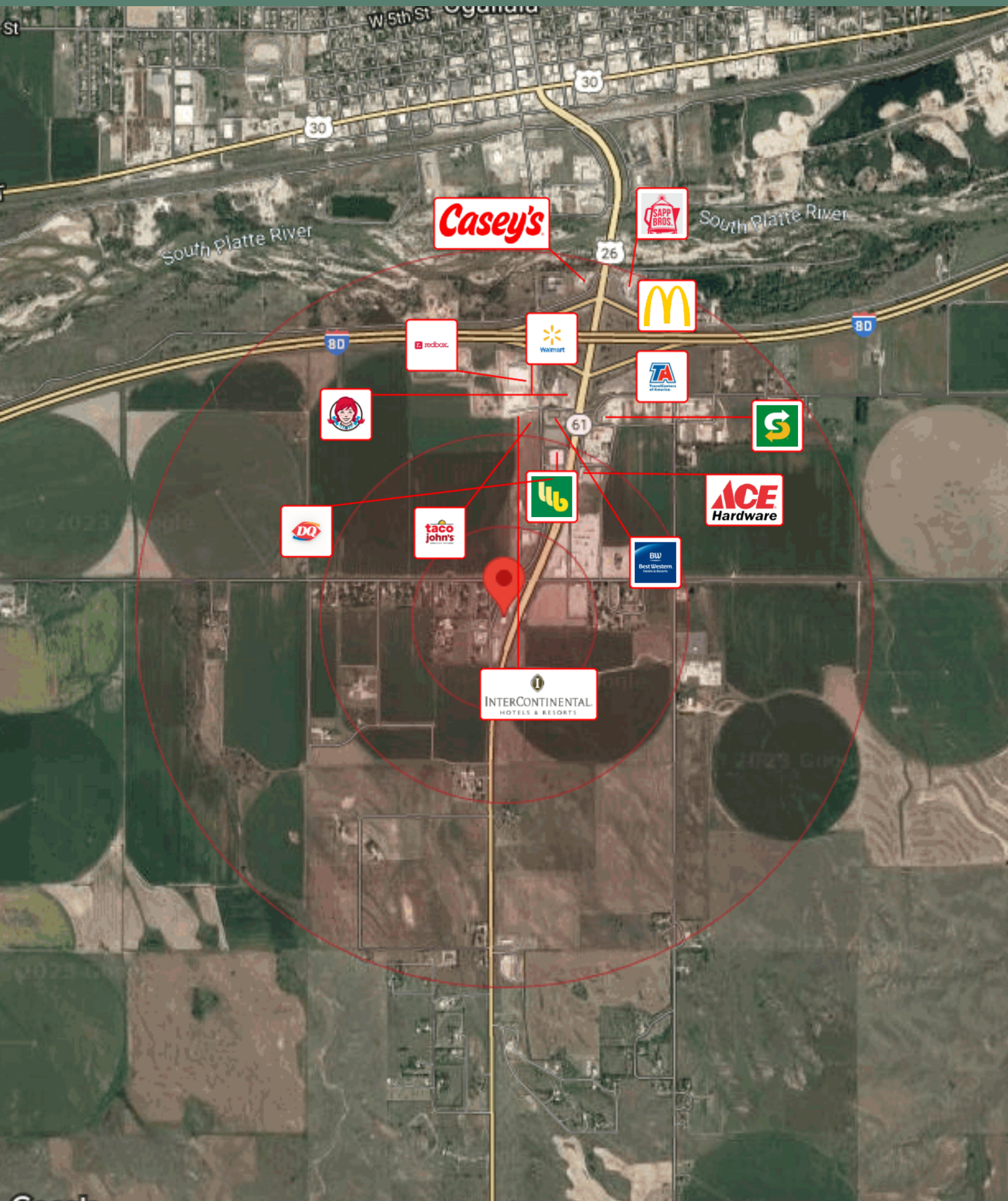
# LOCATION MAPS

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# BUSINESS MAP

Family Owned & Operated Auto Repair Shop  
181 Lawrence Road | Ogallala, NE 69153



**Casey's**

**SAPP BROS.**

**McDonald's**

**redbox**

**Walmart**

**TA**  
of America

**7-Eleven**

**S**

**61**

**UB**

**ACE Hardware**

**DQ**

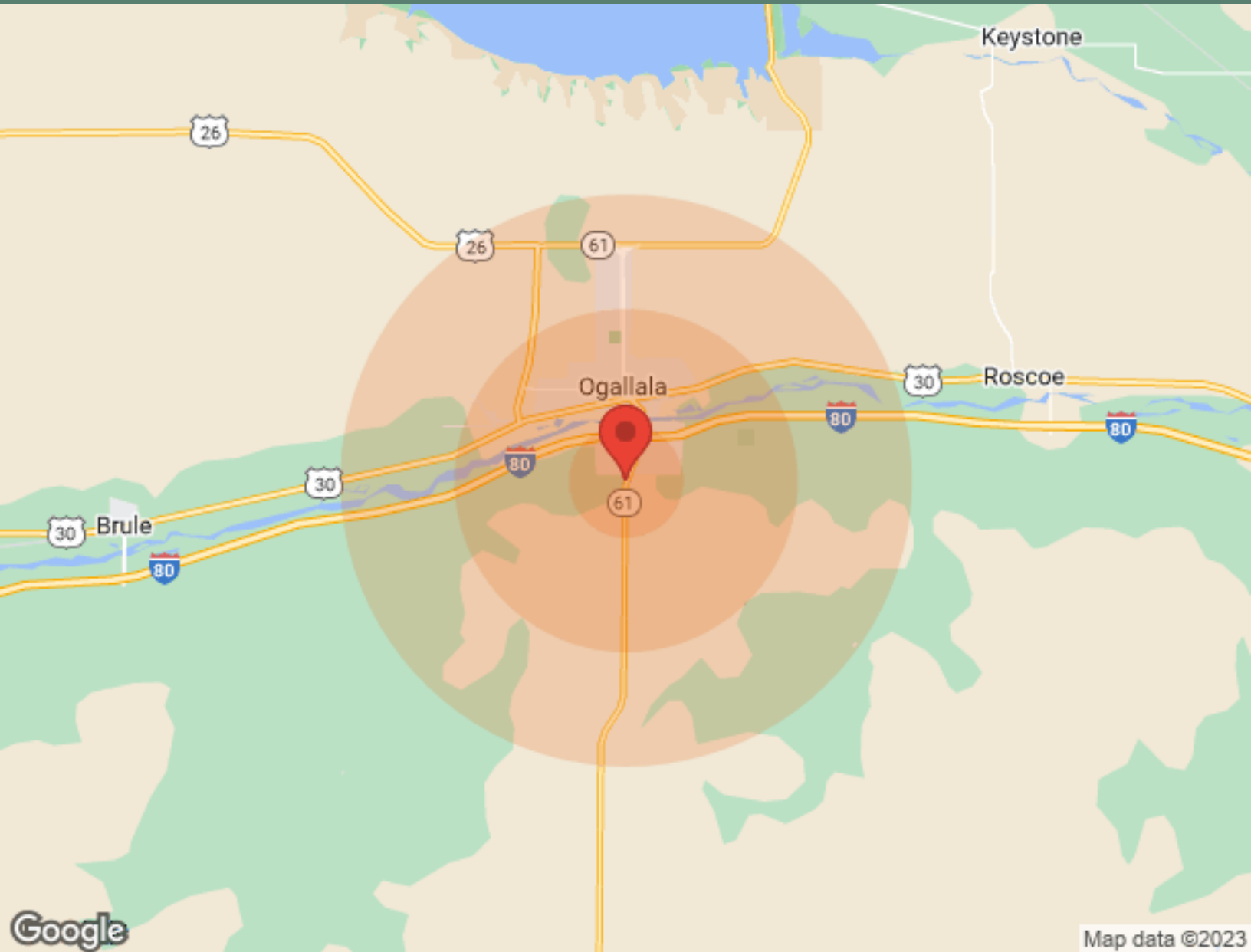
**taco john's**

**BU**  
Best Western  
Hotels & Resorts

**INTERCONTINENTAL**  
HOTELS & RESORTS

# DEMOGRAPHICS

Family Owned & Operated Auto Repair Shop  
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Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,106	2,216
Female	N/A	1,272	2,454
Total Population	N/A	2,378	4,670
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	472	918
Ages 15-24	N/A	323	659
Ages 55-64	N/A	271	585
Ages 65+	N/A	391	755
Race	1 Mile	3 Miles	5 Miles
White	N/A	2,331	4,583
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	1	1
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	59	134
Multi-Racial	N/A	92	172

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$28,821	\$45,257
< \$15,000	N/A	243	318
\$15,000-\$24,999	N/A	210	345
\$25,000-\$34,999	N/A	199	244
\$35,000-\$49,999	N/A	145	334
\$50,000-\$74,999	N/A	144	357
\$75,000-\$99,999	N/A	115	247
\$10,000-\$149,999	N/A	16	128
\$150,000-\$199,999	N/A	25	44
> \$200,000	N/A	36	58
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,199	2,218
Occupied	N/A	1,064	1,969
Owner Occupied	N/A	625	1,342
Renter Occupied	N/A	439	627
Vacant	N/A	135	249