



## **Bouck of Bouck Real Estate sells 5,000 s/f for \$345,000**

December 14, 2021 - Upstate New York

Auburn, NY John Bouck, broker/owner of Bouck Real Estate in Auburn, detailed the sale of commercial property located at 102-104 Grant Ave. Reputed sale price of the property was \$345,000.

The 5,000 s/f building was formerly home to Aamco Transmission, and currently includes the Auburn Express Smoke Shop as a recent tenant.

According to Bouck, "They have sold the property to the owners of Xcelerated Automotive, Inc., who has been part of the Auburn business scene since 2001."

The buyer plans to upgrade the main building, as well as the several detached steel buildings in the rear, which will allow him to offer expanded automotive sales and services to his customers, including ample parking. To accommodate the increased demand for their repair and dealership services, the current Xcelerated Auto location, at 191 Grant Ave., will remain in full operation as well.

Bouck said, "It's just great that we are seeing the expansion of an established, successful business in Auburn, one that is important to our community, and to have a business owner with the confidence to move forward and grow."

The property includes one acre of land, with 125 ft. of road frontage on Grant Ave. (NYS Rte. 5), situated on one of the busiest thoroughfares in the city zoned for commercial use, with over 20,000 vehicles passing by each day.

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