

**BUSINESS FOR  
SALE W/REAL  
ESTATE OPTION**

**VENDOR FINANCING  
AVAILABLE**

## Automotive Repair Business with Real Estate Option Fort Nelson, BC

### Highlights

Opportunity to purchase a very profitable, established, and centrally located Automotive Repair Business in Fort Nelson, BC. Buyer Option to Purchase or Lease the related Real Estate. This nationally branded Canadian shop comes with optional new owner support services, Red Seal Mechanic, team of experienced technicians and a service writer.

**John McLeod\***, MCBI, CM&AP

Business Brokerage / M&A (Sell Side)

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\*Personal Real Estate Corporation

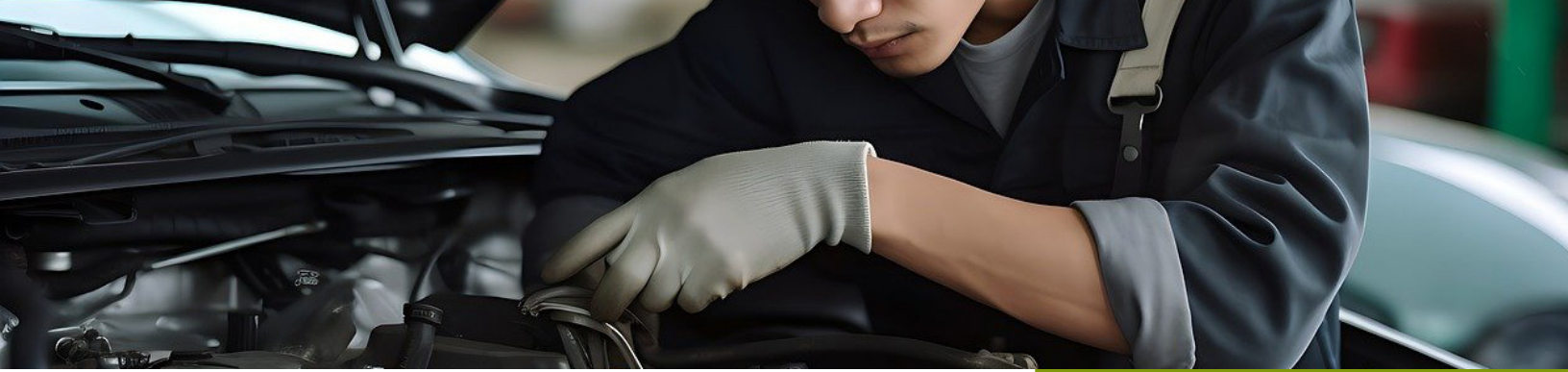
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# Automotive Repair Business with Real Estate Option

Fort Nelson, BC

## Overview

- ▶ One Stop Shop for Service, Repairs and Tires
- ▶ Also provides Mobile (On Road/Off Road) Services
- ▶ Certified Vehicle Inspection Facility
- ▶ National Branded (Optional)
- ▶ Owner Support Services (Optional)

## Property

- ▶ Five (5) Bay, 5520SF Building
- ▶ Centrally located on 0.796 Acres
- ▶ Ample Customer parking &/or Vehicle Storage

	FYE 2022	FYE 2023	FYE 2024	FYE 2025
<b>Revenue</b>	\$2,003,665	\$2,459,850	\$2,459,850	\$2,670,277

<b>Sellers Discretionary Earnings (SDE)</b>	\$294,584	\$530,555	\$495,415	\$426,580
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**SDE (3 Year Weighted Average) \$466,854**

## Business Summary

### VENDOR FINANCING AVAILABLE

#### Sale Type

Share Sale

#### Staff

Seven (7) Employees including:

- ▶ 1FT – Shop Foreman
- ▶ 1FT - Service Writer
- ▶ 1FT – Red Seal Mechanic (Vehicle Inspector)
- ▶ 2FT – Technicians.

#### Included in the Sale

Purchase Price includes All Hoists, Furniture, Fixtures & Equipment, Roadside Assist Vehicles and a Normalized Net Operating Working Capital. Buyer Option to Purchase or Lease the related Real Estate.

#### Price

Business	\$998,000
Property	\$499,000
<b>Total</b>	<b>\$1,497,000*</b>

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