

**FOR
SALE**

**COMMERCIAL REAL ESTATE
& BUSINESS OPPORTUNITY**

**3470 BELMONT ST,
BELLAIRE, OH**

**Distributor of car detailing
products with a valued
customer base**



**HARVEY
GOODMAN**
BROKER, JOHN SAMBUCCO

**Bob
Jackson**

**REALTOR[®],
Salesperson**

MARKET OVERVIEW

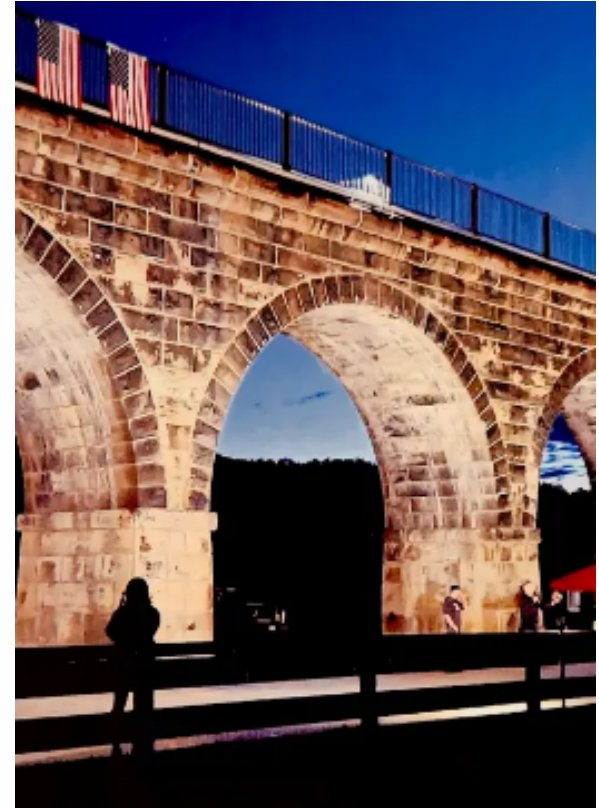


Nestled along the banks of the Ohio River, Bellaire offers a blend of small-town charm, strategic location, and untapped business opportunity that many entrepreneurs find appealing. Situated at the crossroads of Ohio, West Virginia, and Pennsylvania markets, Bellaire provides convenient access to regional customers while maintaining lower operating costs than many larger metropolitan areas. The community benefits from its proximity to major transportation routes, industrial employers, healthcare facilities, and educational institutions throughout the Ohio Valley, creating a steady flow of residents, workers, and visitors.



For business owners, Bellaire presents the chance to become part of a community that values local investment and personal relationships. Historic architecture, riverfront scenery, and a rich industrial heritage give the village a distinctive character that can help retail, hospitality, professional services, and specialty businesses stand out. Entrepreneurs often find opportunities where larger markets have become saturated, allowing them to fill service gaps, build strong customer loyalty, and establish a recognizable presence more quickly.

The Ohio Valley region continues to draw activity from healthcare, manufacturing, logistics, energy, and professional services, making Bellaire a practical location for businesses seeking both affordability and accessibility. Whether opening a storefront, office, restaurant, service business, or commercial venture, owners can benefit from the area's regional reach while enjoying the advantages of a close-knit community where reputation, service, and local connections still matter. Bellaire offers the kind of welcoming atmosphere where businesses can grow roots, build lasting relationships, and become part of the community's ongoing story.





Executive Summary

M&M Sales presents an opportunity to acquire an established specialty distribution business together with its underlying commercial real estate, inventory, equipment and operating infrastructure.

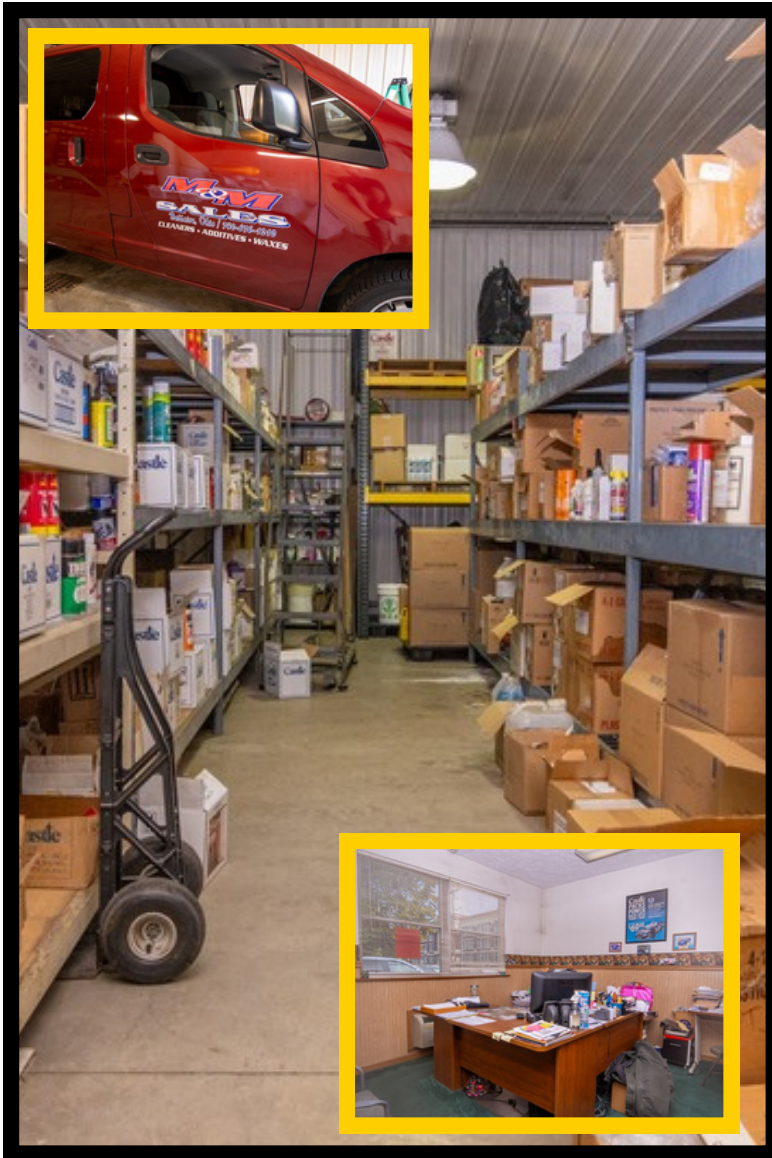
Founded on decades of experience in the automotive aftermarket, M&M Sales specializes in the sale and distribution of professional automotive detailing products, including waxes, cleaners, brushes, tools and related supplies. The company's customer base consists primarily of commercial accounts, including body shops, professional detail shops and automobile dealerships.

The business operates from a 3,200-square-foot warehouse facility featuring a 14-foot-tall industrial overhead door, and industrial storage racking, office and restroom, and a 960-square-foot concrete pad. The property, business, approximately \$65,000 of inventory, two trucks, forklift, industrial racks and other business assets are included in the offering.

The business is operated by the current owner, who reports that success is due to repeat commercial accounts.

The offering provides an owner-operator or strategic buyer with the opportunity to acquire an established customer base and supplier relationships along with the physical infrastructure necessary to continue and potentially expand the operation.





- Based in Bellaire, Ohio with a strong regional presence
- Specializing in automotive products since 1961
- Sole proprietorship
 - Runs daily operations (45-50 hours/week)
- Exclusive territory covering eastern Ohio and western West Virginia
- Active repeat commercial customers: body shops, detail shops, car dealers
- Requires business experience, product knowledge, and customer service
- Buyer will likely need a part-time clerk (~6 hours per week) for admin and billing
- Real Estate, Equipment, and Infrastructure included





Assets Included IN SALE

Asking Price

\$455,000



- Land and warehouse with industrial racks
- Two trucks and forklift
- Trade name “M&M Sales” and phone number
- Office equipment and mechanical tools
- Recent building improvements





AERIAL MAP



FLOOR PLAN





THANK YOU!



ST EUBENVILLE, OH OFFICE
2700 Sunset Blvd
Steubenville, Ohio 43952
740-264-0300

ST CLAIRSVILLE, OH OFFICE
250 W. Main St
St. Clairsville, Ohio 43950
740-695-3131

MARTINS FERRY, OH OFFICE
410 Walnut St
Martin Ferry, OH 43935
740-633-6363

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