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Jim Barbour PRO

....,9500

PA RM426122

Listed by Keller Williams Realty Erie [Contact](#)
**\$899,000** | Updated 0 days ago

Auto Repair and Land North East PA

## Details

APN	37-019-070.0-016.03	Property Type	Business for Sale, ...
Sub Type	Auto Shop, Business an...	Square Footage	2,742
Net Rentable (SqFt)	2,742	Units	1
Occupancy	100%	Tenancy	Single
Price per SqFt	\$328	Broker Co-Op	Yes
Year Built	1988	Buildings	1
Stories	1	Acreage	2.000
Zoning	B-1	Investment Type	Owner/User
Occupancy Date	01/25/2026	Ownership	Owner/User

## Turnkey High Performing Auto Repair Shop - Land - Businesses

### Marketing description

This offering represents a rare opportunity to acquire a well-established, high-performing auto repair business paired with approximately two acres of commercially zoned real estate on a high-traffic corridor. The business has a long operating history in the market, a strong reputation, and gross revenues in excess of \$1,000,000 annually, supported by solid margins and diversified service lines, including additional non-automotive sales and services.

The operation is turn-key and well suited for an owner-operator, a strategic buyer, or an investor seeking reliable cash flow with a manager in place. Day-to-day operations are supported by stable, long-tenured employees and documented operating systems that allow for continuity and scalability. The current owner is preparing for retirement and is committed to assisting with a structured and orderly transition, minimizing disruption and preserving customer relationships.

The physical plant includes a functional service facility with three high-bay doors, one of which is oversized and capable of accommodating larger vehicles and light commercial units. The site configuration and acreage provide flexibility rarely found with operating auto service businesses, allowing for expansion of bays, additional service offerings, fleet and municipal accounts, or complementary automotive and light industrial uses.

Beyond operational upside, the underlying real estate presents significant long-term optionality. Flexible zoning supports a broad range of permitted uses, including continued automotive operations, added services, or future redevelopment. Buyers benefit from both a profitable going concern and a strategically located real estate asset, providing downside protection and multiple exit strategies.

This offering is appropriate for qualified buyers who understand the value of acquiring a stabilized business with proven cash flow, experienced staff, and real estate control in a high-visibility location. Detailed financial information, site plans, and operational data will be provided only upon execution of a non-disclosure agreement and verification of liquidity and or lending capacity.

### Investment highlights

The subject property is located at 10405 W Main Street, North East, Pennsylvania 16428, positioned on a highly visible corner lot along West Main Street (Route 209) within the Outlying Erie County retail submarket. The site benefits from

approximately 268 feet of frontage on Route 20, a primary east-west corridor connecting North East Borough to the greater Erie region and Western New York

The improved parcel includes a 2,754 square foot freestanding commercial building, originally constructed in 1988, and currently configured for automotive-related use. CoStar classifies the asset as General Retail with a secondary use of Auto Dealership, reflecting flexibility for continued automotive service, retail, or related commercial uses.

Traffic counts along Route 20 in the immediate vicinity average approximately 9,400 to 9,700 vehicles per day, based on multiple count years and locations within close proximity to the subject, supporting strong daily exposure and pass-by visibility for service, retail, or destination-oriented users.

From an investment and redevelopment perspective, the corner-lot configuration, frontage, and acreage provide meaningful optionality. The site can support continued operation, expansion of improvements, or future redevelopment subject to zoning and municipal approvals. The combination of real estate control, arterial frontage, and established commercial use presents a compelling opportunity for owner-users, investors, or buyers seeking long-term flexibility.

### Listing Contacts



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### Valuation Calculator

Purchase Price *	Net Operating Income *
\$899,000	\$ Enter an Amount
Down Payment	
\$899,000	100%

Interest Rate *	Term (years) *
0% - 100%	% Enter a Value

Loan Amount   
**\$0.00**

Annual Debt Service   
**\$--**

Annual Cash Flow   
**\$--**

### Valuation Metrics

<b>0</b> DSCR 	-- Cap Rate 	-- ROI 
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10405 W Main St, North East, PA, 16428

Google

(<https://maps.google.com/maps?ll=42.206806,-79.858901&z=15&t=m&hl=en-US&q=US&mapclient=mapdata>) ©2026 Report a map error (<https://www.google.com/maps/@42.2068062,-79.8589013,15z/data=!10m1!1e1!12b1?source=apiv3&rapsrc=apiv3>)

## Climate Risk for 16428

Unable to load coordinates for this location

## Demographics



1 mile

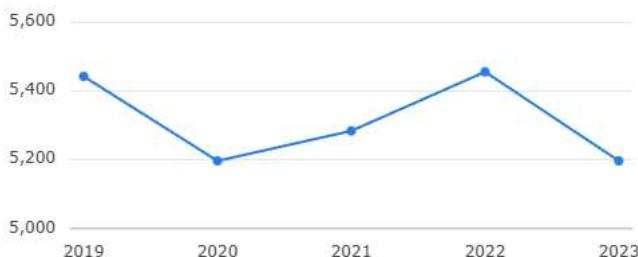
3 miles

5 miles

### Population

**5,197**

↓ 4%  
Compared to 5,442 in 2019      ↓ 4%  
Compared to 5,455 in 2022



### Household Income

**\$79.4k**

Median Income

**\$76.8k**

2028 Estimate

↓ 3%  
Growth Rate



### Age Demographics

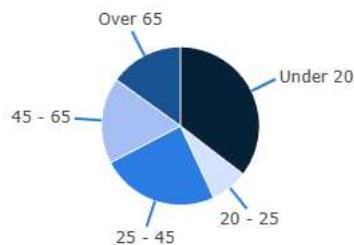
**35**

Median Age

**45**

2028 Estimate

↑ 27%  
Growth Rate



### Number of Employees

**3,912**

Top Employment Categories

Management, business, s...



Educational services, and ...

Manufacturing

Arts, entertainment, and r...

Retail trade



## Housing Occupancy Ratio

5:1

Property Photos

2017 predicted by

Occupied

2028

Vacant



## Renter to Homeowner Ratio

1:3

Renters

1:3 predicted by  
2028

Homeowner



## Similar Properties

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● For Sale

**\$4,900,000**

Largest Dock Bar | Marina on Chesapeake | Res Development

Land & Business for Sale

4309 Shore Rd, Sparrows Point, Baltimore Count...

00:30

• • • •

● For Sale

**\$500,000**

US Coast Guard Rescue Boat House

2,270 SF • Oceanfront Property • Great Location ...

825 Port Rd, Point Arena, Mendocino County, C...



● For Sale

**\$2,350,000**

Hamilton Shops - Hamilton, OH

100% Leased Shopping Center • Shadow Anchor...

1476-1496 South Erie Boulevard, Hamilton, OH 4...



## Additional Information

Name	Jim Barbour	License	PA RM426122
Brokerage	KW Commercial at KW Flagship...	Brokerage Phone	814-833-9500
Title	Broker of Record	Brokerage Address	4934 Peach Street

