



SALE **PRICE:** \$950,000

## Property **Highlights**

|   |                                   |
|---|-----------------------------------|
| <b>Facilities:</b>                                    | Free-Standing<br>Auto Repair Shop |
| <b>Acres:</b>   | 1.04 (2 parcels)                  |
| <b>Frontage:</b>                                      | 219 FT                            |
| <b>Building:</b>                                      | 4,300 SF                          |
| <b>Zoning:</b>  | Commercial                        |
| <b>Utilities:</b>                                     | Water & Sewer                     |
| <b>Annual Net Ordinary Income<br/>(3-yr average):</b> | \$202,000                         |

## Listing **Agent**

**Ronald Suntken**

REALTOR®

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StoufferRealty.com



## Property Overview

Opportunity awaits with this well-established automobile service shop located in the heart of the Rolling Acres area of Akron. This turn-key business boasts a reputation for excellence and is ready for a new owner to step in and continue its success.

**Property Highlights:** Building Size & Layout: 4,300 square feet of space, including 7 service bays, a customer waiting area, and ample office/storage areas.

**Equipment:** Fully set up with all the equipment, tools, supplies, and resources necessary to support this thriving service shop.

**Location:** Strategically situated on Romig Road, offering high visibility and easy access with more than ample customer & employee parking.

**Land:** The sale includes over 1 acre of land, .59 acres of which is adjacent vacant land for growth/expansion.

### **Business Features:**

- Established Clientele: A loyal private and commercial customer base yields strong repeat business and excellent reviews.
- Experienced Staff: 3 skilled and experienced technicians with a proven track record.
- Revenue Potential: Consistent income with potential for significant growth through marketing, expanded services and staff, and/or extended hours.
- Why Invest?
  - Prime Location: Proximity to a large national employer and strong customer loyalty supports continuing business success.
  - Turn-Key Operation: All systems and resources, including customer database, are in place for immediate and continuing operation.
  - Growth Opportunities: Strong possibility to increase revenue by introducing additional marketing, services, and/or expanding hours of operation.

This is an ideal investment for automotive enthusiasts or entrepreneurs seeking a profitable and well-regarded business. Don't miss your chance to own a successful auto service shop with significant room for growth. Act fast—this opportunity won't last long!

For confidentiality purposes and before receiving detailed historical financial information, serious potential and qualified buyers will be asked to sign a Non-Disclosure Agreement (NDA).

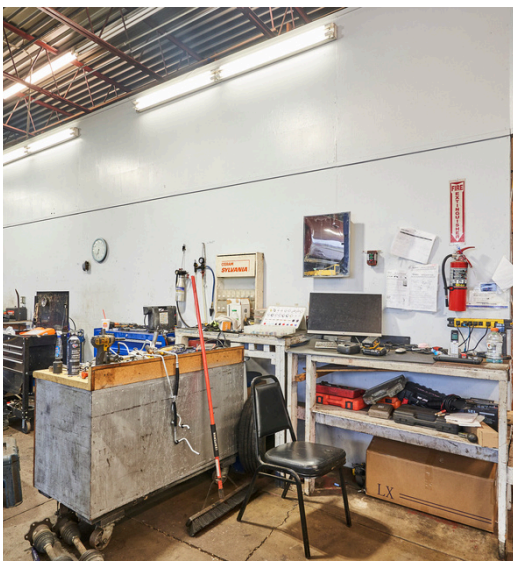
**BERKSHIRE  
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Prime Auto Repair Shop **FOR SALE**

2455 ROMIG RD • AKRON, OH 44320

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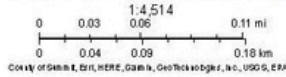


Parcel Viewer Web Map by County of Summit

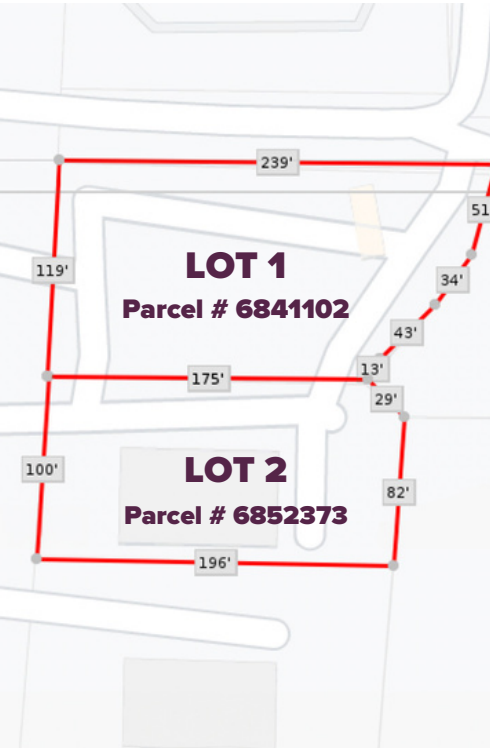


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- Parcels
- Jurisdictions



Parcel Viewer by County of Summit  
Disclaimer: Use of the map is subject to the disclaimer on the professional website.

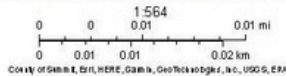


Parcel Viewer Web Map by County of Summit



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- Parcels
- Jurisdictions



Parcel Viewer by County of Summit  
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### LOT 1

- Lot Sq Ft: 25,722
- Acres: .5905
- Lot Type: Commercial

### LOT 2

- Lot Sq Ft: 19,602
- Acres: .4500
- Lot Type: Auto Service

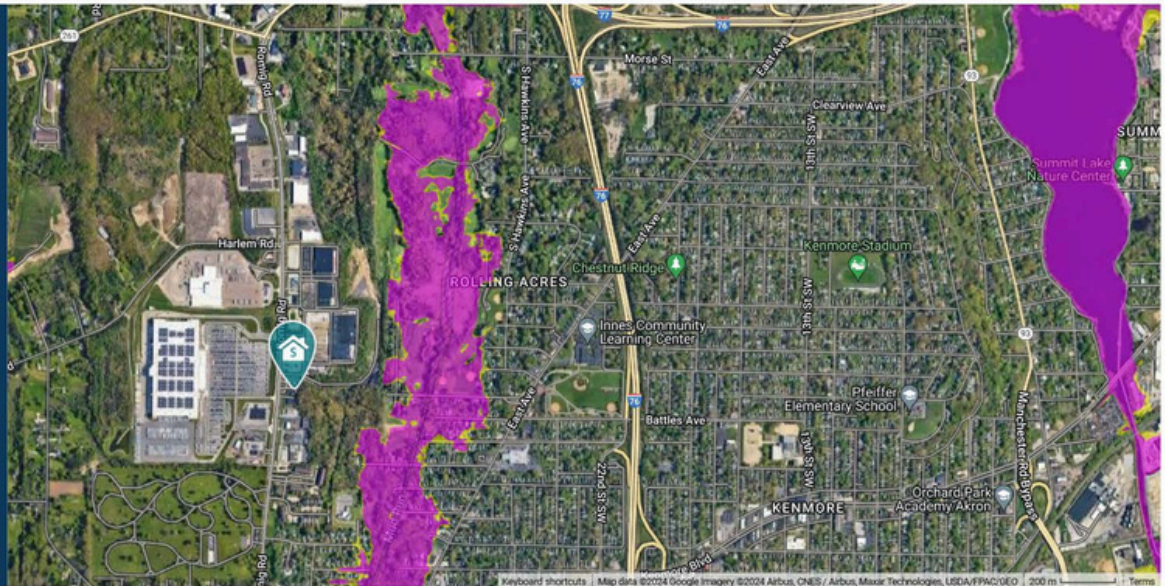
📍 2455 Romig Rd, Akron, OH 44320-3826, Summit County

**STANDARD FLOOD MAP**

Flood Zone Determination  
**OUT**

Flood Zone Legend ⓘ

- X500 or BZone
- A Zone
- V Zone
- D Zone
- Floodway
- Coastal Barrier Resource Area
- Subject Property



|                                       |                    |
|---------------------------------------|--------------------|
| Special Flood Hazard Area (SFHA)      | Out                |
| Community Participation Status        | R - Regular        |
| Distance to 100 yr Flood Plain        | 946 ft             |
| Community Number - Map Panel & Suffix | 390523-0187F       |
| Flood Zone Code                       | X                  |
| Panel Date                            | April, 19, 2016    |
| County                                | Summit             |
| Original Panel Firm Date              | February, 18, 1981 |
| FIPS Code                             | 39153              |
| Coastal Barrier Resource Area (CBRA)  | Out                |
| Community Name                        | Akron, City Of     |
| Letter of Map Amendment (LOMA)        | N/A                |