



FOR SALE

248 WINTHROP AVENUE, WESTBURY, NY 11590

EXECUTIVE SUMMARY

Island Associates is pleased to present the opportunity to acquire Village Auto Body, a long-established collision repair business together with the underlying real estate located at 248 Winthrop Avenue in Westbury, New York.

Established in 1977 and operating continuously for nearly five decades, Village Auto Body has built a reputation throughout Nassau County for craftsmanship, integrity, and technical capability. The facility supports modern collision repair operations, including electric vehicle servicing, advanced color matching, mechanical services, and 24-hour towing.

ASKING PRICE: \$2,500,000

AUTO BODY SHOP

- **Legal Auto Body / Auto Repair use**
- **Three operational bays**
- **Zhongda spray booth with USI Italia mixing room (Nassau County permitted)**
- **On-site yard**
- **Minutes from Northern State Pkwy and Meadowbrook Pkwy**
- **Short distance to LIRR (Westbury)**

Jason Merrell

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Island Associates Real Estate Inc.

444 Route 111, Suite 1, Smithtown, NY 11787
631-982-2100
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PROPERTY OVERVIEW

Building Size: +/- 6,200 SF

Lot Size: 0.20 Acres

Clear Height: 14'6" - 17'6"

Construction: High-story Masonry structure & Steel

Expansion: Major renovation & 2-bay addition (1995)

Zoning: Business B-2

Legal Auto Body / Auto Repair Use

3 Operational service bays

5 Overhead Doors

- 12'6" W x 14'6" H
- 11' W x 13'6" H
- 12' W x 13'6" H
- 7'10" W x 10' H
- 7'10" W x 10' H

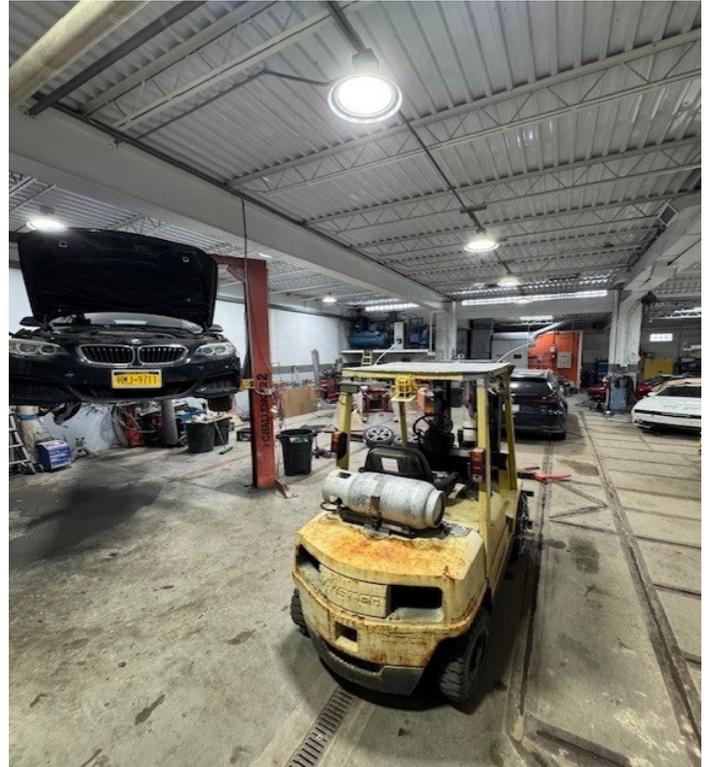
Electrical: 3-phase / 400 amp

Paint Booth: Zhongda booth (13' W x 27' L) with

USI Italia Mixing Room

Separate office / service area

Fenced in Yard



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BUSINESS SUMMARY

Village Auto Body has operated continuously since 1977 and currently employs approximately five trained staff members. The business provides:

- Full collision repair
- Structural and cosmetic repairs
- Advanced color-match refinishing
- Wheel alignment and mechanical services
- EV-capable service operations
- Concierge insurance coordination
- 24-hour towing

*Business contents, financial and operational details available upon execution of NDA.



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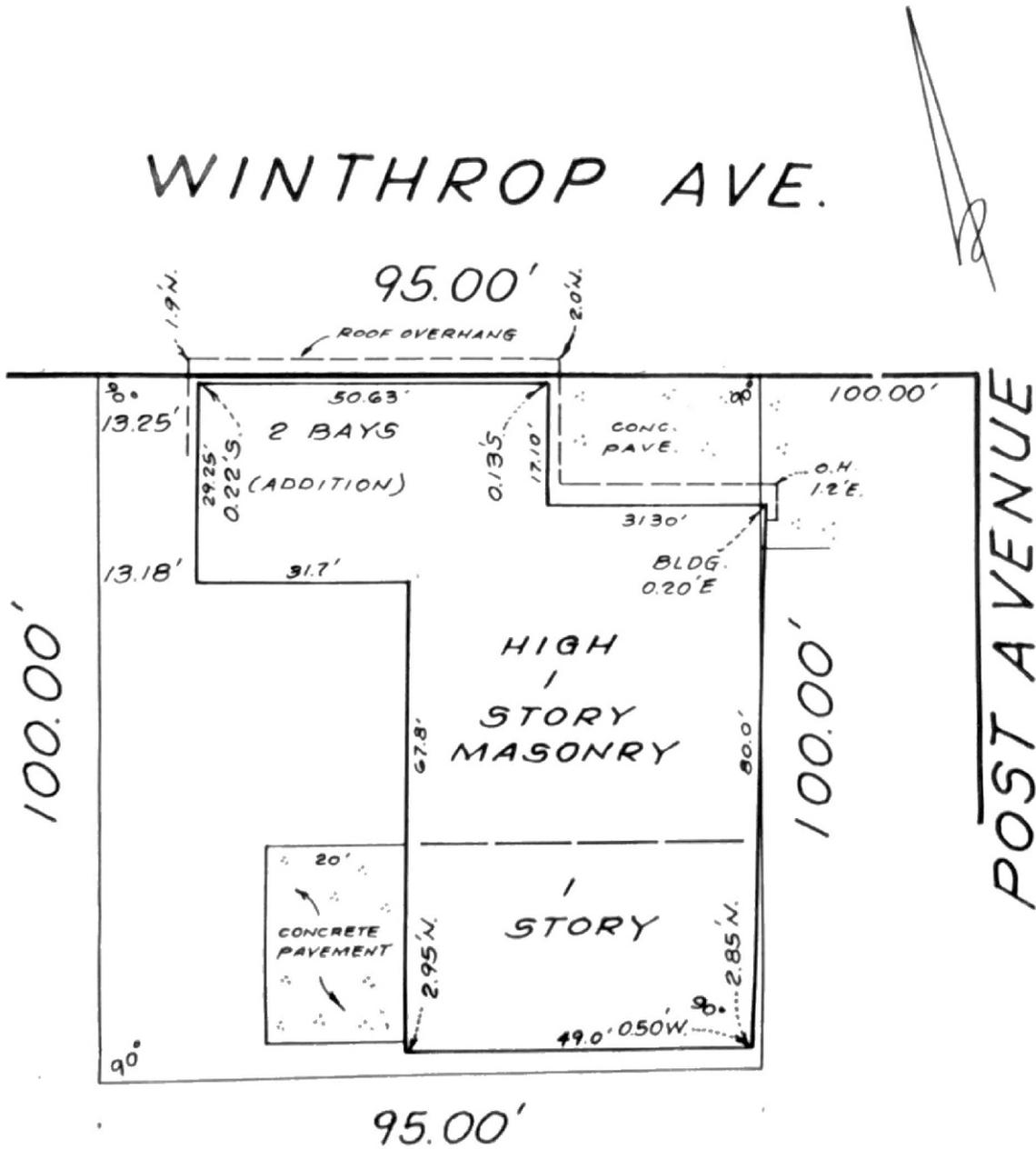
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YARD PHOTOS





EXTERIOR PHOTO / AERIAL VIEW



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