



SNS
REALTY INC

**PROFITABLE TURNKEY AUTO REPAIR
BUSINESS & REAL ESTATE
SW CORNER DAVIS HWY & BRENT LN**



**PRESENTED BY:
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SENIOR ADVISOR**



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120 E MAIN STREET, SUITE A

PENSACOLA, FL 32502

**AVAILABLE FOR
PURCHASE**

**5275 N DAVIS HIGHWAY
PENSACOLA, FL 32503**



SUMMARY

PROPERTY DETAILS

Welcome to a rare opportunity to acquire a fully operational automotive repair business and its underlying real estate at one of Pensacola's busiest intersections. Currently operated as First Class Auto Repair, this profitable turnkey package includes the business, real estate, goodwill and all furniture, fixtures, and equipment, offering an immediate path to ownership and income.

The property consists of two parcels totaling 0.37 acres with a 3,190 SF facility featuring individual service bays with manual 10' x 12' roll-up grade level doors, a newly remodeled lobby with granite countertops, a spacious rear office, breakroom, two bathrooms, and abundant storage. Ceiling height in the shop area reaches 16 feet, with three-phase power throughout, supported by updated systems including LED signage and a 16-channel video surveillance/security system.

Recent upgrades completed in 2023 include fresh paint inside and out, full lobby and bathroom renovations, new granite counters, and replacement of all bay doors. This attention to maintenance and modernization provides a move-in-ready environment for continued growth.

Strategically positioned at the signalized intersection of Davis Highway and Brent Lane, the property boasts exceptional visibility and access. Davis Highway sees an average of 37,000 vehicles daily, Brent Lane carries an additional 44,500 vehicles, and nearby Interstate 110 contributes over 73,000 vehicles per day. Combined, these three major roadways funnel consistent customer traffic to the site, reinforced by North Davis Highway and Brent Lane frontage with high-visibility LED signage.

The surrounding trade area is thriving with national retailers and service providers, including neighboring Tire Kingdom, Raceway, Take 5 Oil Change, Discount Tire, West Marine, The Home Depot, and the newly constructed Baptist Hospital campus, further strengthening the location's long-term value.

Profit and Loss Statements showcase the business's strong financial performance, with a net operating income (NOI) exceeding \$380,000 in 2024. This solid financial track record makes it an attractive investment opportunity. Financials are available for serious prospects who sign a Confidentiality Agreement. The current owner is focusing efforts on a new location in another county, creating this exceptional opportunity for a new operator to step into a profitable, well-equipped, and ideally located automotive business.

SALE OVERVIEW

SALES PRICE: \$1,500,000

NOI: \$383,600

BASE AREA: 3,190 SF

LAND AREA: .37 Acres

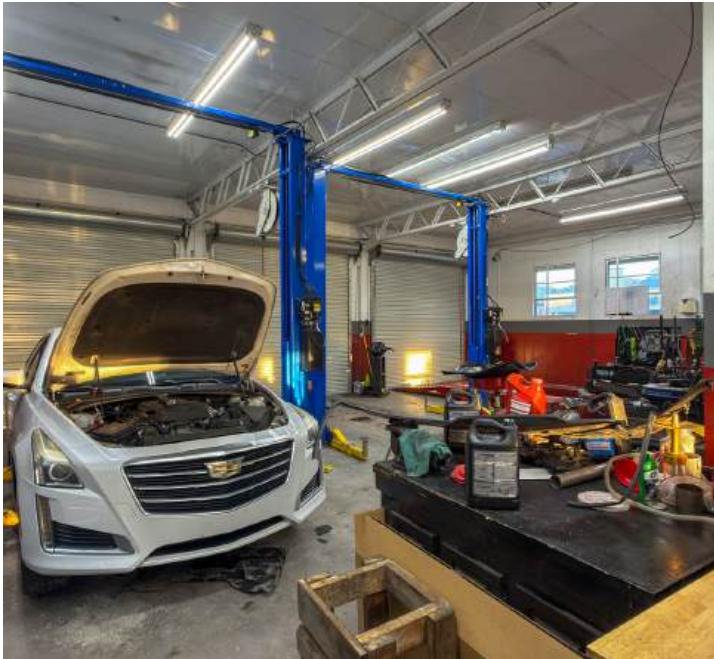


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PHOTOS



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TRADE AREA



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RETAIL MAP

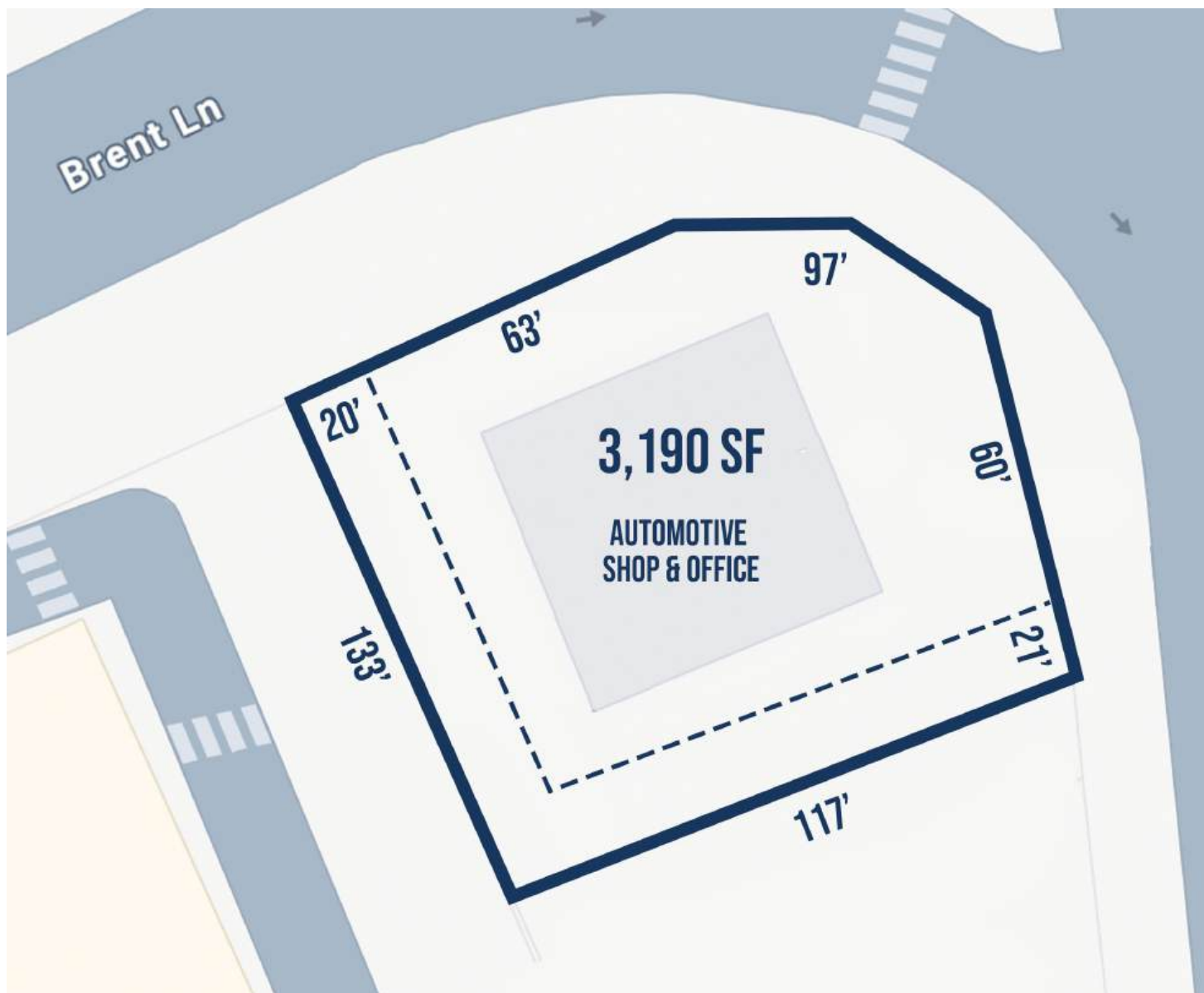


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MEASURED PLAT



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MEET THE AGENT



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Chris Bouchard is a Senior Commercial Real Estate Advisor with SNS Realty, Inc. Based in Northwest Florida, out of Pensacola, Chris actively markets and sells properties throughout the entire Florida Panhandle, and throughout the Southeastern United States.

Chris has earned a reputation for providing the highest quality brokerage, consulting, and advisory services to his clients. He specializes in Retail, Industrial, Office, Land & Development, Multifamily/Apartment, Corporate Real Estate and Distressed Assets.

Chris has over 17 years of commercial brokerage and development experience along the Gulf Coast of Florida and Alabama. He is a native Pensacolian who graduated from Pensacola Catholic High School and went on to earn his degree in Bachelor of Science in Commerce & Business Administration with a major in Comprehensive Marketing from The University of Alabama. Chris has extensive working knowledge in the commercial real estate industry and has an outstanding track record and history of proven success.



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WHY SNS?



SNS is a Diversely Experienced Team focused on Developing Residential Communities, Senior Living, Commercial/Retail, and Industrial Facilities. Our client partners find that we are a Trusted Resource to assist with market strategy, internal facility programming, and business modeling as well as development of new and re-purposed facilities using highly efficient capital to minimize the cost of occupancy. We can build or re-purpose facilities to suit. We can provide private equity investment, joint venture partnerships, acquisition/leasebacks, and property management.

**WE HAVE A REPUTATION FOR LOYALTY AND HONESTY
WHICH REFLECTS OUR TOP PRIORITY:
TO BUILD LASTING RELATIONSHIPS**



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