

FOR SALE

9800 Belmont Ave, Franklin Park, IL

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TURNKEY AUTOMOTIVE REPAIR BUSINESS & REAL ESTATE – ESTABLISHED FOR NEARLY 40 YEARS

PROPERTY HIGHLIGHTS

Exceptional opportunity to acquire both the real estate and a well-established, trusted automotive repair business that has been under the same ownership since **1989**. For nearly four decades, the business has built an outstanding reputation for quality service, repeat customers, and long-standing commercial relationships, making this a rare turnkey investment. The automotive repair business services a diverse customer base that includes multiple fleet and corporate accounts, providing consistent repeat business. Commercial clients include **numerous local corporate companies**. The business is also an authorized installer and calibration center for DUI detection/interlock devices for **three Illinois providers**, creating an additional recurring source of revenue.



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property highlights

Business: \$329,000

Real Estate: \$299,000

Total: \$628,000

The property is fully equipped and ready for continued operation with a well-maintained shop featuring:

- Three service bays
- One 12,000 lb vehicle lift
- One 9,000 lb vehicle lift
- One mobile lift
- Two air compressors with new starter motor (well maintained)
- Furnace replaced in 2018
- Water heater replaced in 2018
- Shop heater replaced approximately 15 years ago
- Rubber roof approximately 20 years old
- Additional rear parking for approximately 9-10 vehicles
- Survey available
- Village pre-sale inspection completed
- Environmental report confirming the property is environmentally clean (1999)

This offering provides far more than just a building—it is an opportunity to step into an established business with nearly 40 years of goodwill, loyal clientele, commercial accounts, specialized service offerings, and a reputation that would take decades to build.

Financial statements and additional business information are available to qualified buyers upon execution of a Confidentiality Agreement.







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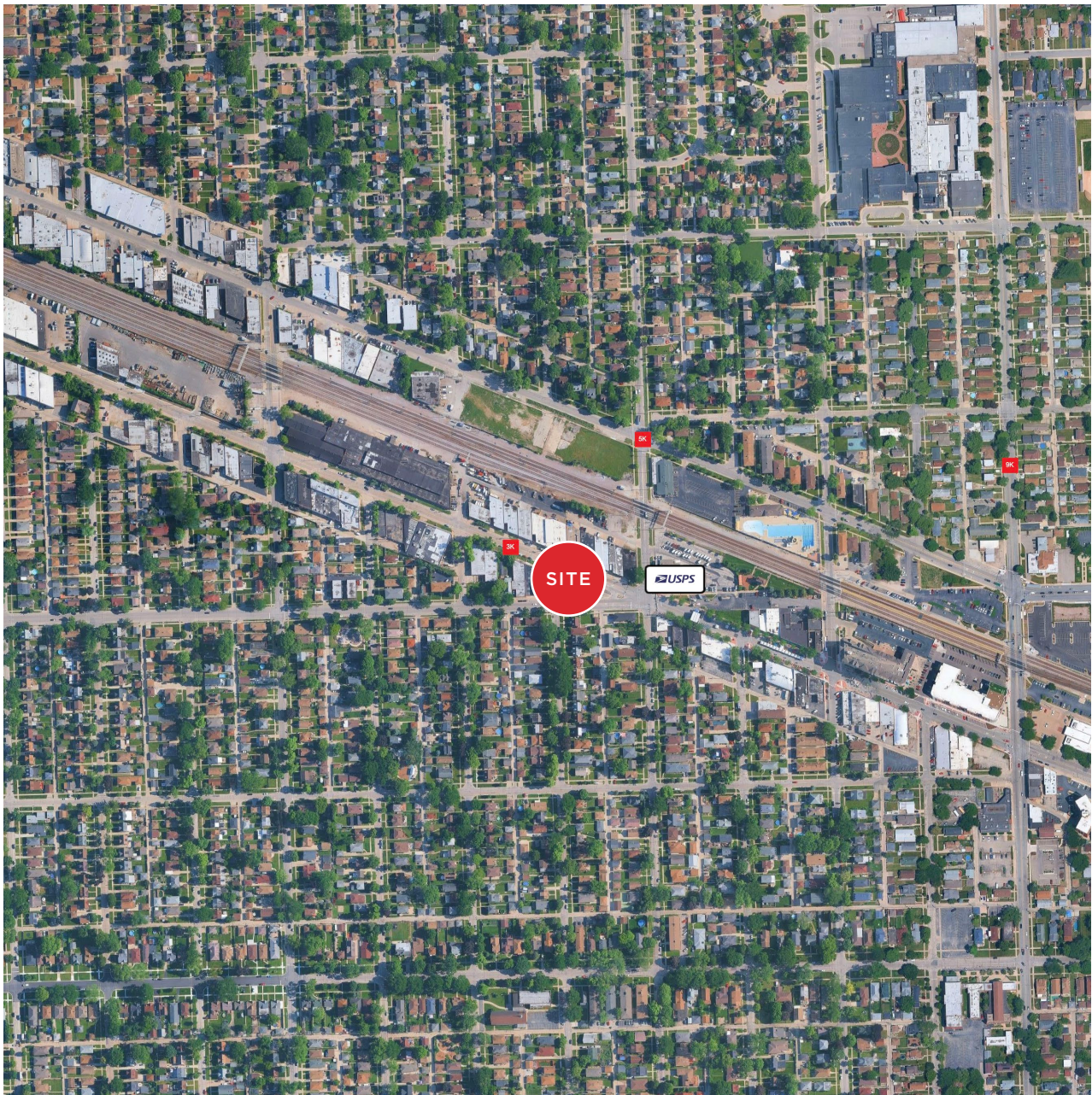
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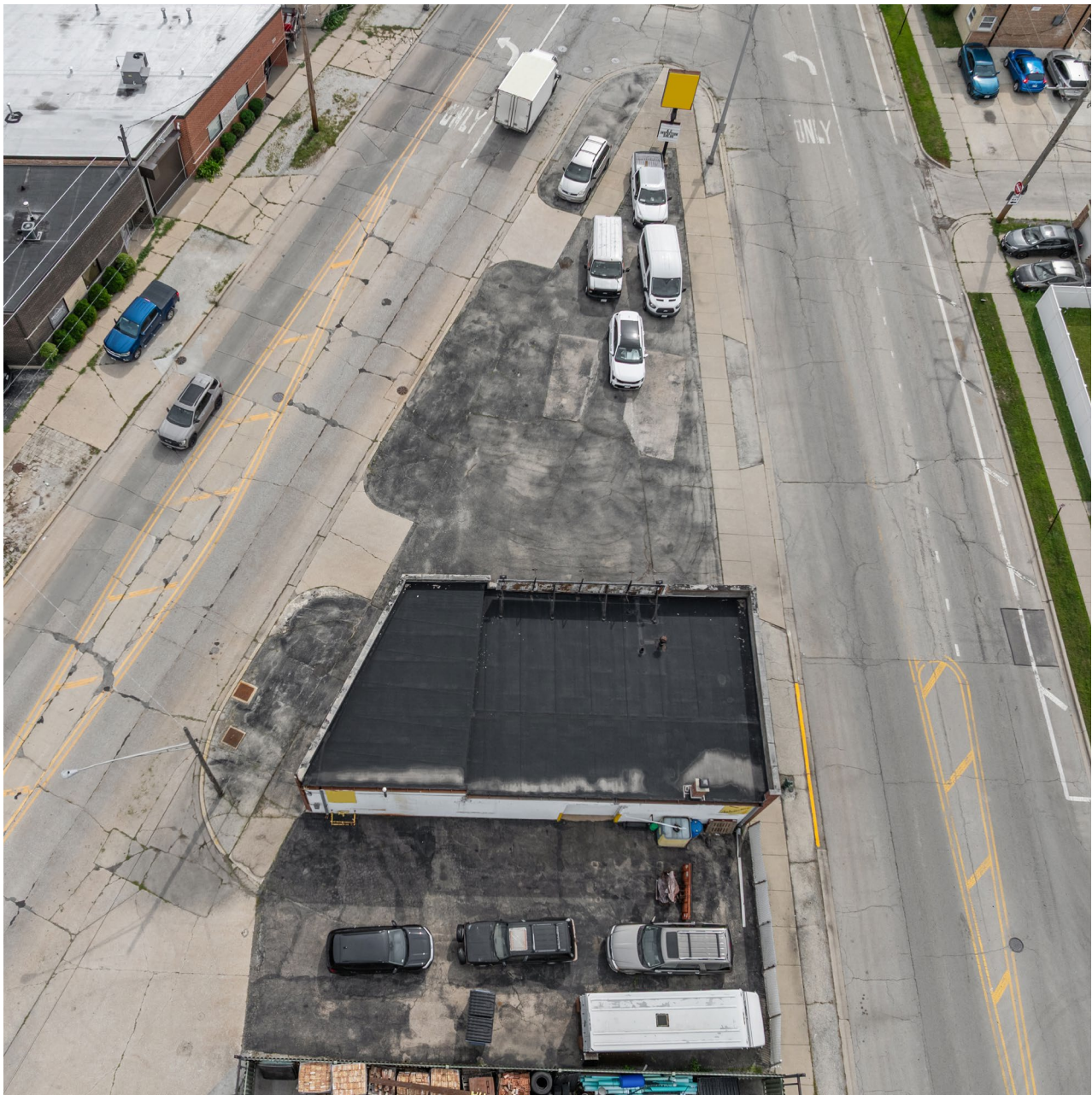
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retail and traffic information

The Cook County village has three Metra stations with daily service to Chicago including the Belmont Avenue Station on Metra's North Central Line to Chicago's Union Station and Franklin Park and Mannheim stations on the Milwaukee District/West Line. The railroad played a key part in the community when it was built in 1880. Today, the community has evolved from its rural days with more than 18,000 residents and 1,000 businesses. Industry includes trucking, aerospace manufacturing, machine production, and a pizza shop once recognized for having the "best thin crust pizza in Chicago."



demographics

1 mile

3 mile

5 mile

2026 Estimated Population

18,841

117,378

408,807

2026 Estimated Households

6,725

42,920

151,714

2026 Estimated Average Household Income

\$108,217

\$108,842

\$135,493

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