

FOR SALE • TURN-KEY AUTOMOTIVE SERVICE

Mobil 1 Lube Express.

1307 N Detroit Street • Xenia, OH 45385

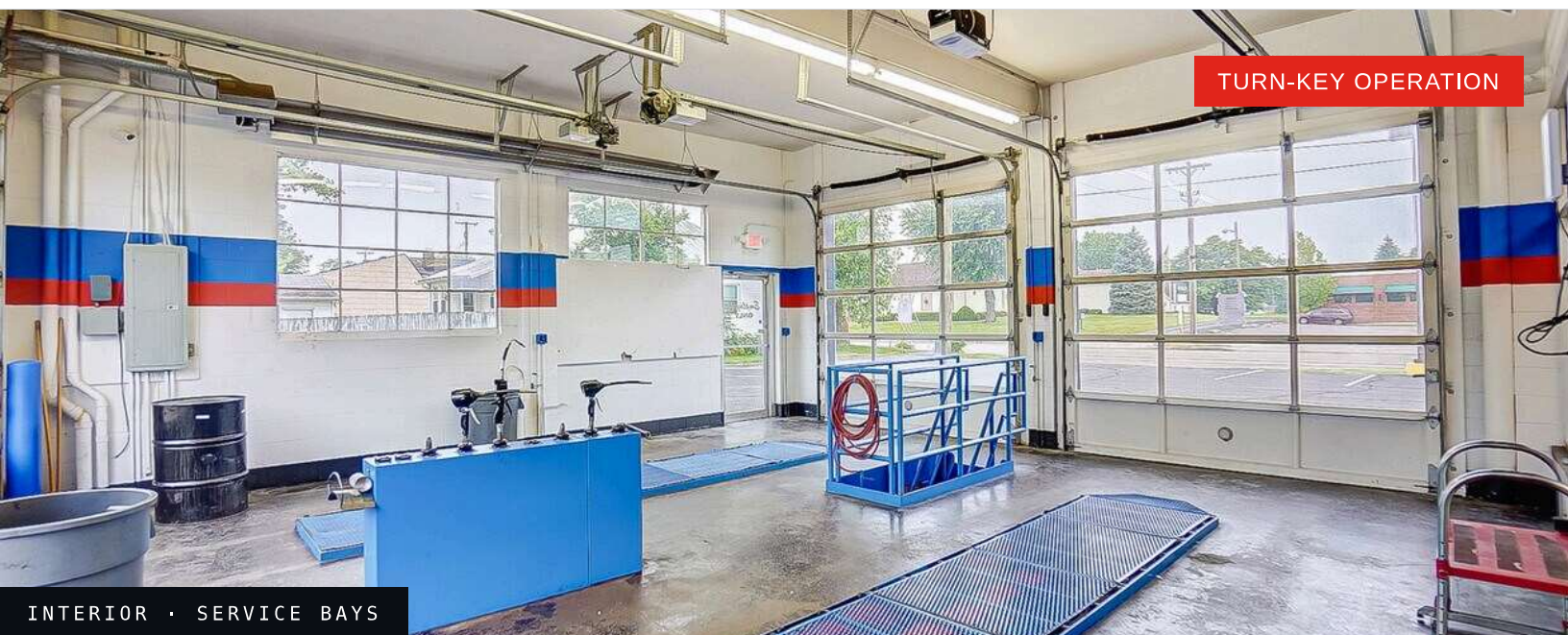
OFFERING
PRICE

\$395,000

REAL ESTATE INCLUDED

Rare turn-key opportunity — branded operation, fee-simple real estate ownership, and an established customer base in a high-visibility Xenia retail corridor.

Mobil 1 Lube Express™

NATIONAL BRAND •
TRUSTED SERVICE3
SERVICE BAYSDrive-Thru
LAYOUTN Detroit
RETAIL
CORRIDORFee Simple
REAL ESTATE

INTERIOR • SERVICE BAYS

INVESTMENT OVERVIEW

Rare opportunity to acquire a **turn-key Mobil 1 Lube Express** with real estate ownership included in a highly visible retail corridor in Xenia, Ohio. This established automotive service location benefits from strong brand recognition, repeat customer traffic, and a simple operational model.

LOCATION

The property is ideally positioned along **N Detroit Street**, a primary commercial artery with excellent visibility, signage, and ingress / egress. The site serves both local residents and daily commuter traffic, making it a durable, service-oriented investment.

1307 N Detroit Street.

XENIA, OHIO 45385
\$395,000 • REAL ESTATE INCLUDED

SITE AERIAL

N DETROIT STREET • RETAIL CORRIDOR

KEY HIGHLIGHTS

- **REAL ESTATE INCLUDED**
Fee-simple ownership conveys with the business.
- **NATIONAL BRAND AFFILIATION**
Mobil 1 Lube Express — instant brand recognition.
- **ESTABLISHED LOCATION**
Existing customer base with repeat traffic.
- **AUTOMOTIVE SERVICE USE**
Oil changes and light vehicle services.
- **HIGH-VISIBILITY RETAIL CORRIDOR**
Strong signage and storefront exposure.
- **OWNER-OPERATOR OR INVESTOR**
Versatile, service-based retail asset.
- **DURABLE DEMAND**
Quick-service auto care continues to grow.

PROPERTY DETAILS

Building Type	Freestanding
Use	Automotive Service
Service Bays	Drive-Through
Parking	On-Site
Signage	Prominent / Storefront
Access	N Detroit Street
Brand	Mobil 1 Lube Express
Real Estate	Included

IDEAL
BUYER
PROFILE

Owner-Operator

Seeking a proven automotive service location with real estate.

Investor

Service-based retail asset with fee-simple real estate ownership.

Auto / Quick-Service Operator

Expanding footprint with a turn-key, branded location.



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