

Suncoast Business Consultants

Business & Real Estate Sales / Mergers & Acquisitions

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CONFIDENTIAL INVESTMENT BRIEF

Truck Services Facility, Truck Wash, Repair Center, Parking, Parts Store, Distribution with Protected Territory. Palm Beach County, South Florida

| Asking Price (Business & Real Estate) | \$4,750,000 |
|---------------------------------------|--|
| 2025 SDE | \$591,873 |
| Lot Size | Approx. 4.5 Acres on Major N/S Travel Corridor |

Investment Highlights

- Mechanic shop with service pit – lube, oil changes, diagnostics, repairs, tire services, welding, and more.
- **Automated tunnel drive-through wash system for Rigs, Trailers, RVs, Boats, and Cars – plus interior and rim detailing.**
- Parking for ~30 combo rigs plus box trucks & tractors.
- Retail store with exclusive distribution agreements and protected territories.
- Wholesale division with strong growth potential.
- Online sales/export capacity for parts and accessories.
- Potential logistics HUB for regional/national trucking company.
- Qualifies for E2 / L1 / EB-5 Visa Investment.

Business Overview

Rare-to-market, turn-key facility strategically located in South Florida. Positioned on approx. 4.5 acres with direct access to a major north/south travel corridor. Established operations include a service facility, automated wash, retail and wholesale sales, and strong potential as a logistics hub.

Growth

Increase monthly parking charges to Market Rate

Increase Visibility with more signage.

Expand parts business.

Extend hours of operation for truck wash.

Develop a social media platform as well as local advertising campaigns.

Transaction Considerations

- Each offer will be evaluated on its own merits. Buyers may propose various scenarios, and deal structure may vary.
- Upon proper buyer qualification, including exchange of financial information and confidentiality agreements, additional company details will be provided.

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