



**BUSINESS ADVISORS**

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## **Business & Property for Sale – Mario's Auto Body Center**

**\*\*Asking Price:\*\* \$1,999,000**

### **\*\*Financing Terms:\*\***

- Seller will hold a first-position lien
- 50% down payment required
- Seller carry note available at 5.5% interest rate

### **Location & Property**

Mario's Auto Body Center is strategically located in the heart of Lancaster, California, at 45134 & 45122 Trevor Avenue. This highly visible location provides excellent accessibility and is well-positioned to serve the surrounding community and greater Antelope Valley region.

This rare offering includes four contiguous commercial parcels (APNs: 3138-004-009, 3138-004-010, 3138-004-011, 3138-004-012). Each address holder is improved with a building and includes approximately 1,500 ft<sup>2</sup> of additional functional space in the rear buildings.

### **Business Overview**

Mario's Auto Body Center is a well-established collision repair and auto body business with a proven track record of strong financial performance. The business generates approximately \$1.2 million in annual gross revenue, supported by a loyal customer base and word-of-mouth referrals. Equipped with one high-quality spray booth and operating without a binding paint contract, the business offers the incoming owner the flexibility to select preferred vendors and suppliers.

The business is operated by a skilled team of 1099 independent contractors, allowing for a lean cost structure and operational flexibility without the burden of traditional employment overhead.

### **Potential & Growth Opportunities**

This opportunity is ideal for an owner-operator seeking to step into an established and profitable operation or for an investor looking to expand their portfolio in the automotive service sector.

Potential growth avenues include expanding marketing efforts to capture additional market share, introducing additional service lines (such as mechanical repairs, detailing, or paint protection film), and optimizing vendor relationships. The absence of a paint contract allows the new owner to negotiate favorable terms with suppliers or establish in-house arrangements to improve margins. With four parcels included, there is potential to reconfigure or expand operations to accommodate more vehicles or complementary automotive services.

#### **Investment Highlights**

- Prime Lancaster location with excellent visibility and accessibility
- Four contiguous parcels included in the sale
- Strong annual revenue of approximately \$1.2 million
- Established reputation and loyal customer base
- Flexible operations with all staff on 1099 contractor basis
- Attractive seller financing available with 50% down
- No binding paint contract – full control over supplier agreements
- Well-maintained spray booth included in the sale

This is a turnkey acquisition of both real estate and a thriving business with decades of goodwill. Opportunities of this scale and structure are rare in the Lancaster area. Serious, qualified buyers are encouraged to inquire for further details. Financial information will be provided upon execution of a confidentiality agreement.

#### **Property Details by APN**

- APN: 3138-004-009

Address: 45134 Trevor Ave, Lancaster, CA 93534

Built Year: 1953

Building Sq Ft: 3,200

Lot Sq Ft: 10,293

Type: Light Industrial

- APN: 3138-004-010

Address: VAC Trevor Avenue Vic Ave, Lancaster, CA 93535

Built Year: -

Building Sq Ft: 0

Lot Sq Ft: 9,963

Type: Vacant Land - Industrial

- **APN: 3138-004-011**

**Address: 45122 Trevor Ave, Lancaster, CA 93534**

**Built Year: 1951**

**Building Sq Ft: 2,400**

**Lot Sq Ft: 9,641**

**Type: Auto Repair**

- **APN: 3138-004-012**

**Address: VAC Trevor Avenue Vic Jackman St, Lancaster, CA 93535**

**Built Year: -**

**Building Sq Ft: 0**

**Lot Sq Ft: 4,695**

**Type: Vacant Land – Industrial**





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