
Property selling ad

3 messages

Munish Seth <munish9280@gmail.com>
To: Diesel Diagnostic & Repair <da240816@gmail.com>

Thu, Apr 23, 2026 at 7:54 AM

Title:**Turnkey Diesel Repair & Truck Parking Facility | 5 Acres | I-80 Corridor | \$30K–\$50K/Month | Expansion Upside****Price:****\$2,500,000 (Asking)****Property Type:**

Commercial Industrial / Truck Terminal / Investment

Description:

Rare opportunity to acquire a **fully operational diesel repair and truck parking facility** situated on approximately **5 acres** with direct access to **Interstate 80 (Exit 29), Harrisville, Pennsylvania.**

This is a **turnkey, income-producing asset** combining real estate, an active business, and significant infrastructure—positioned in a high-demand trucking corridor with strong long-term growth potential.

The current owner has invested over **\$1.5 million in improvements and development**, creating a fully functional operation ready for immediate takeover.

**Income Overview:**

- Current revenue: **\$30,000 – \$50,000/month**
- Operated by **owner + 1 technician**
- Business operates primarily **Monday–Friday**

This reflects a **limited staffing model**, offering clear upside through expanded hours, additional technicians, and increased parking utilization.

**Property Features:**

- Approx. **200 truck parking spaces (active use)**

- Fully fenced and secured yard
- Full-site lighting for night operations
- Designed for heavy-duty truck access
- Immediate access to **I-80 (major freight corridor)**

Business & Equipment Included:

- Active diesel repair operation
- **All tools, diagnostic equipment, and shop setup included**
- **Service truck and forklift included**
- Existing **inventory, parts, and supplies included**
- Office equipment and furnishings included

Sale is fully turnkey—owner will retain only personal belongings.

Infrastructure & Utilities:

- **Separate electric meters for:**
 - Truck parking/lighting
 - Repair facility
 - Residential unit
- Professionally installed **full-yard lighting system**
- Site prepared for **automatic gate system installation**
- **Brand new well system with water treatment (potable water)**
- Upgraded **plumbing and septic system**

Additional Improvements:

- **Newly constructed 2-bedroom residential home (~\$200K build)**
- Suitable for owner/operator housing or rental income

Zoning & Permits:

- Fully permitted for **commercial operations**
- Existing approvals for:
 - Diesel repair operations
 - Truck parking
 - Food service/restaurant use
- **Flexible zoning allows for additional commercial development**
- **PA State Inspection capability in final approval stage**
(Owner has completed certification; facility prepared, pending final inspection scheduling)



Value-Add Opportunities:

- Expand repair staff and operating hours
- Increase parking occupancy and pricing
- Establish fleet contracts
- Add services (truck wash, fueling, driver amenities)
- Develop additional commercial uses on-site



Investment Highlights:

- Existing **cash flow with upside potential**
- Significant capital improvements already completed
- **Turnkey operation with equipment and inventory included**
- Strategic location along a major national trucking route
- Ability to scale revenue with minimal additional infrastructure investment

**Serious inquiries only. Financial information available to qualified buyers.
Private showings by appointment.**

DA, LLC. <da240816@gmail.com>
To: Seth Munish <munish9280@gmail.com>

Thu, Apr 23, 2026 at 8:47 AM

Commercial/Industrial zoning for truck repair, truck parking & transport use. Fully operating diesel shop with secured yard & utilities.

On Apr 23, 2026, at 07:55, Munish Seth <munish9280@gmail.com> wrote:

[Quoted text hidden]

Munish Seth <munish9280@gmail.com>
To: "DA LLC." <da240816@gmail.com>

Thu, Apr 23, 2026 at 8:58 AM

- Turnkey diesel repair & truck parking facility on approximately 5 acres
- Direct access to I-80 (Exit 29), major national freight corridor
- Generating approximately \$30,000–\$50,000/month in current operations
- Fully operational diesel repair shop with equipment, tools, and inventory included
- Approximately 200 semi-truck parking spaces on secured, fully fenced yard
- Fully renovated industrial site with upgraded utilities and infrastructure
- Commercial-grade heating systems (waste oil, propane, electric) for year-round operation

- Separate electrical meters for shop, parking, and residential use
- Newly constructed 2-bedroom on-site residence included in sale
- Strong upside potential through expanded staffing and extended operating hours
- Suitable for owner-operators, fleet companies, or logistics investors
- Turnkey operation with immediate income and expansion potential
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On Apr 23, 2026, at 08:48, DA, LLC. <da240816@gmail.com> wrote:

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