

For Sale: Business & Real Estate - \$699,000

Frank May Garage - Akron, OH (Near Goodyear HQ)
225 S Seiberling St, Akron, OH 44306



**OWNER FINANCING AVAILABLE W/ PURCHASE OF REAL ESTATE
LEASE ONLY AVAILABLE W/ PURCHASE OF BUSINESS**

Summary

Real Estate & Business:	\$699,000	Year Built	1945
Business Only:	\$299,000	Lot Size:	.925 AC
Lease Rate:	\$2,100 NNN w/ 3% annual increase	Zoning:	U-5 Ordinary Industry
Building Size:	4,200 SF	Taxes:	\$4,667/yr
Parcels:	6853049, 6807349	Parking:	Ample

Description

“Frank May Garage, Inc.”, a family-owned and operated automotive business in Akron, OH, has been in operation for over 70 years. Through their unwavering commitment to their customers and exceptional service, Frank May Garage has become a beloved local favorite among Akron car mechanics. This rare opportunity offers the chance to acquire both the automotive business and the surrounding real estate.

This established, cash-flowing business specializes in personal vehicles and light and medium-duty commercial truck fleets. It's turn-key for an experienced car mechanic, with gross revenue of approximately \$820,000 in 2021! The auto garage is equipped with three lifts, four pull-in garage doors, a car diagnostic machine, inventory software, overhead heaters, and much more. Located on nearly an acre of land, this opportunity offers various options, such as building an additional structure or garage. Seiberling, conveniently located at the intersection of Innovation Way, Eagle Way, and Eagle Street, offers easy access to I-76 on/off highway. This makes it an ideal destination for those seeking accessibility.

**PAPPAS
REALTY CO.**

POWERS BROTHERS
COMMERCIAL REAL ESTATE TEAM

Patrick Powers
President, Broker
330.990.1839
pat@pappasrealtyco.com

Stephen Powers
Vice President
330.990.1838
steve@pappasrealtyco.com

admin@pappasrealtyco.com
OFFICE: 330.762.0535
WEB: pappasrealtyco.com



The information contained herein is from sources deemed reliable but no guarantee is made herein. Confirm all data through independent sources

Profit & Loss
January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
4000 · SALES	696,092
Total Income	696,092
Gross Profit	696,092
Expense	
5000 · PARTS, OIL, GAS EXPENSE	258,368
5010 · DIRECT LABOR EXPENSES	254,070
5030 · PAYROLL PROCESSING FEES	2,845
5100 · PENSION EXPENSE	4,689
5110 · EMPLOYEE BENEFITS	3,355
5115 · UNIFORM EXPENSE	7,382
5120 · INSURANCE	4,472
5130 · ADVERTISING	1,405
5140 · DUES & SUBSCRIPTIONS	459
5151 · OFFICE EXPENSE	472
5155 · RENT EXPENSE - BUILDING	24,000
5160 · UTILITIES	3,665
5165 · TELEPHONE	5,326
5170 · LEGAL & ACCOUNTING	5,414
5240 · TAXES - PAYROLL	
5241 · SOCIAL SECURITY	15,752
5242 · MEDICARE	3,684
5243 · FUTA	210
5244 · SUTA	405
5290 · WORKERS' COMPENSATION	1,956
5240 · TAXES - PAYROLL - Other	
Total 5240 · TAXES - PAYROLL	22,007
5280 · TAXES - REAL ESTATE	4,578
5285 · TAXES - SALES TAX	31,630
5300 · GARAGE EXPENSE	27,156
5305 · TOWING/SNOW PLOW	2,198
5310 · MISCELLANEOUS REPAIRS	664
5320 · BUILDING REPAIR & MAINT	175
5330 · VISA CHARGE	87
5350 · LICENSES & PERMITS	130
5500 · MISCELLANEOUS EXPENSE	52
5600 · BANK CHARGES	987
Total Expense	665,586
Net Ordinary Income	30,506
Other Income/Expense	
Other Income	
7000 · INTEREST INCOME	5,199
7010 · DIVIDEND INCOME	1,356
Total Other Income	6,556
Other Expense	
7040 · Foreign Taxes	25
Total Other Expense	25
Net Other Income	6,531
Net Income	37,037
Add back: Paid to owners (categorized under direct labor)	\$ 88,300
Adjusted NOI	\$125,337

PAPPAS
REALTY CO.

POWERS BROTHERS
COMMERCIAL REAL ESTATE TEAM

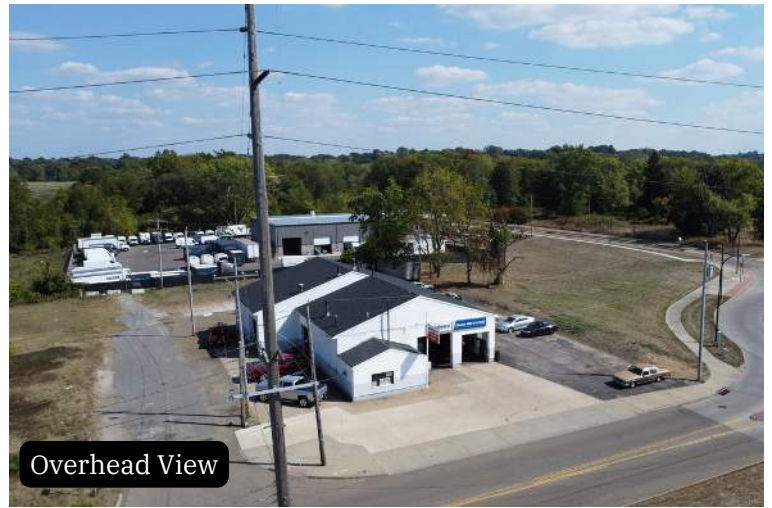
Patrick Powers
President, Broker
330.990.1839
pat@pappasrealtyco.com

Stephen Powers
Vice President
330.990.1838
steve@pappasrealtyco.com

admin@pappasrealtyco.com
OFFICE: 330.762.0535
WEB: pappasrealtyco.com



Pictures



PAPPAS REALTY CO.
POWERS BROTHERS
COMMERCIAL REAL ESTATE TEAM

Patrick Powers
President, Broker
330.990.1839
pat@pappasrealtyco.com

Stephen Powers
Vice President
330.990.1838
steve@pappasrealtyco.com

admin@pappasrealtyco.com
OFFICE: 330.762.0535
WEB: pappasrealtyco.com

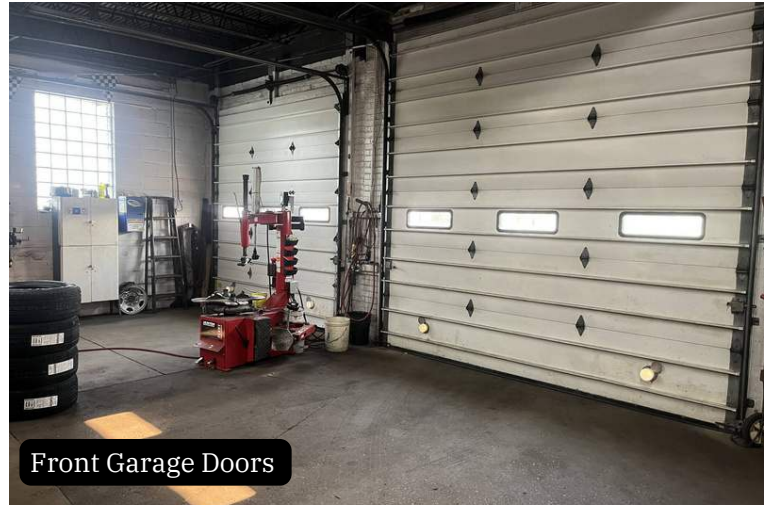


The information contained herein is from sources deemed reliable but no guarantee is made herein. Confirm all data through independent sources

Pictures



Lift & Side Garage Door



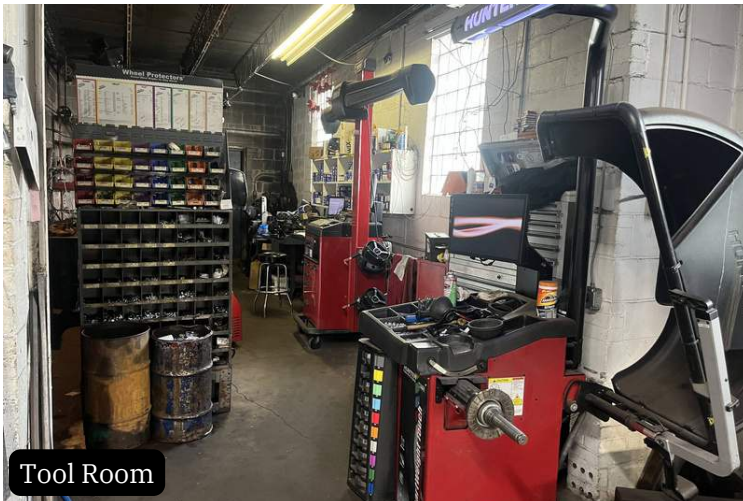
Front Garage Doors



Rear of Building



Back of Building



Tool Room



Side of Building

**PAPPAS
REALTY CO.**

POWERS BROTHERS
COMMERCIAL REAL ESTATE TEAM

Patrick Powers
President, Broker
330.990.1839
pat@pappasrealtyco.com

Stephen Powers
Vice President
330.990.1838
steve@pappasrealtyco.com

admin@pappasrealtyco.com
OFFICE: 330.762.0535
WEB: pappasrealtyco.com



The information contained herein is from sources deemed reliable but no guarantee is made herein. Confirm all data through independent sources

Parcel View

PAPPAS
REALTY CO.

POWERS BROTHERS
COMMERCIAL REAL ESTATE TEAM

6746708

6807349

6715492

PAPPAS
REALTY CO.

POWERS BROTHERS
COMMERCIAL REAL ESTATE TEAM

6853049



Contact The Powers Brothers For More Information

The information contained herein is from sources deemed reliable but no guarantee is made herein. Confirm all data through independent sources



PAPPAS
REALTY CO.

POWERS BROTHERS
COMMERCIAL REAL ESTATE TEAM

Patrick Powers
President, Broker
330.990.1839

pat@pappasrealtyco.com

Stephen Powers
Vice President
330.990.1838

steve@pappasrealtyco.com

admin@pappasrealtyco.com
OFFICE: 330.762.0535
WEB: pappasrealtyco.com

