

LEVINE'S GARAGE

BUSINESS & REAL ESTATE OFFERING

Established 1979

262 Quassaick Avenue
New Windsor, New York 12553

Commercial real estate, operating automotive repair business, equipment package and related business assets offered together.

Offering Summary

Levine's Garage represents the opportunity to acquire an established automotive repair operation together with its underlying commercial real estate and substantial shop infrastructure. The business maintained more than \$900,000 in annual revenue throughout the four-year period reviewed, remained resilient during the later COVID-era operating environment, and then achieved a clear recent upward trajectory. Revenue exceeded \$1 million in both 2023 and 2024, with gross profit reaching \$558,203 in 2024.

Nearly five decades of operating history, the included property, inspection equipment, lifts, diagnostic systems, tire and alignment equipment, fabrication tools, support assets and established vendor relationships provide a meaningful foundation for continued operation under new ownership. The offering should be evaluated as a combination of real estate, tangible operating assets, business systems and potential goodwill rather than as a vacant commercial property alone.

PREPARED FOR PROSPECTIVE PURCHASERS | INFORMATIONAL USE ONLY

Business Overview

Levine's Garage is a long-established independent automotive repair business serving the New Windsor community. The corporation was established in 1979, giving the operation nearly five decades of history, customer recognition and continuity. The offering combines the commercial property at 262 Quassaick Avenue with the operating business, a substantial equipment package, two plow trucks and the potential continuity of the Levine's Garage trade name and operating identity, subject to legal and contractual confirmation.

Reported gross revenue remained above \$900,000 throughout the four-year period reviewed and exceeded \$1 million in both 2023 and 2024. The recent trend shows increasing revenue, stronger gross profit and improved gross margin following the later COVID-era operating period. This history supports the value of acquiring an established operation rather than building a new automotive repair business from the ground up.

Offering at a Glance

Asking price	\$1,250,000
Established	1979
Property	Approx. 2,969 SF building
Site	Approx. 0.69 acres
Service bays	5
Parking	Approx. 30 spaces
Utilities	Public water and sewer
Year built	1966
Annual property taxes	Approx. \$21,718
2024 revenue	\$1,098,564
2024 gross profit	\$558,203
Real estate	Included
Equipment package	Included

What Is Included

- Commercial real estate at 262 Quassaick Avenue.
- Operating automotive repair business and related goodwill.
- Substantial professional shop equipment and operating infrastructure.
- Two plow trucks, office furnishings, storage assets and support equipment.
- Potential continuity of the Levine's Garage name, Castrol branding and existing signage, subject to agreement and transferability.
- Existing vendor and service relationships, subject to confirmation of assignment, cancellation terms and ongoing costs.

Historical Financial Performance

The four-year record shows a stable revenue base followed by a clear upward trajectory in 2023 and 2024. The report emphasizes revenue, gross profit and gross margin rather than ordinary taxable income, which may vary based on owner compensation, depreciation elections, timing decisions and other owner-specific tax strategies.

Year	Gross Revenue	Gross Profit	Gross Margin
2021	\$937,542	\$460,413	49.1%
2022	\$905,078	\$411,702	45.5%
2023	\$1,038,755	\$496,751	47.8%
2024	\$1,098,564	\$558,203	50.8%

Trajectory and Business Resilience

The 2021 and 2022 results occurred during a period when many automotive businesses were still navigating later COVID-era conditions, including supply-chain disruptions, delayed parts availability, labor constraints and changing customer behavior. Levine's Garage nevertheless maintained annual gross revenue above \$900,000 in both years.

From the 2022 base, revenue increased to \$1,038,755 in 2023 and to \$1,098,564 in 2024. That represents a two-year increase of approximately 21.4%. Over the same period, gross profit increased from \$411,702 to \$558,203, an increase of approximately 35.6%. Gross margin improved from 45.5% to 50.8%, indicating that the recent improvement was not based on revenue growth alone.

The business has therefore demonstrated two important qualities: durability during a difficult operating period and a clear recent trajectory of stronger sales and gross profitability. When considered alongside an operating history dating to 1979, the trend supports the value of the established customer base, location, systems and local recognition.

2024 Operating and Property Costs Identified

Item	Amount / Frequency	Comment
Property taxes	Approx. \$21,718 annually	Town/county and school taxes combined
Water and sewer	\$113.56 for displayed quarter	Approx. \$454 annually if usage remains similar
Rent reported by operating company	\$54,000 in 2024	Buyer ownership could change this expense
Employee wages	\$245,670 in 2024	Separate from officer compensation
Taxes and licenses	\$26,368 in 2024	Per 2024 S-corporation return
Advertising	\$10,137 in 2024	Per 2024 S-corporation return
Other deductions	\$99,202 in 2024	Supporting detail should be reviewed

Property and Operating Infrastructure

The property is improved with an approximately 2,969-square-foot automotive service building on approximately 0.69 acres. The preliminary information identifies five service bays, approximately 30 parking spaces, public water and sewer and a 1966 year of construction. The real estate is offered together with the business and equipment, providing a purchaser with control of the operating location and reducing future lease uncertainty.

Inspection and Repair-Facility Operations

The included inventory identifies a New York State inspection machine and cabinet as part of the operating equipment package. A purchaser should separately confirm the status and transfer requirements of the New York State inspection-station license, repair-facility registration, inspector credentials, permits and related privileges. These licenses and registrations should not be assumed transferable without approval from the applicable authorities.

Established Operating Systems

- ShopKey / Mitchell 1 service-information and shop-management relationship.
- NAPA membership and vendor relationship.
- Credit-card processing arrangement.
- Verizon telephone and communications services.
- Newburgh Alarm Systems monitoring.
- Uniform service, waste removal and water service.
- Thryv advertising relationship and existing marketing infrastructure.
- Existing business identity, signage and potential trade-name continuity, subject to confirmation.

Operational Strengths

Established history: Corporate history dating to 1979 and nearly five decades of continuous operation.

Consistent revenue: More than \$900,000 in reported annual revenue in each of the four years reviewed.

Recent growth: Revenue exceeded \$1 million in 2023 and 2024, with improving gross profit and gross margin.

Turn-key infrastructure: Real estate, operating business and a substantial equipment package are offered together.

Reduced setup burden: Existing lifts, diagnostic systems, tire equipment, fabrication tools, office assets and support equipment may reduce the cost and time required to establish a comparable shop.

Potential goodwill continuity: Opportunity to preserve established local recognition, operating identity and customer goodwill, subject to legal and contractual confirmation.

Included Equipment and Assets

The provided inventory describes a substantial operating package rather than an empty automotive facility. The following items are presented as seller-provided inventory and should be verified by the purchaser as to ownership, condition, age, serial number and fair-market value.

Vehicle Lifts and Inspection Equipment

- NYS inspection machine and cabinet
- Two Rotary lifts - 12,000 lb and 10,000 lb
- Two two-post lifts
- Drive-on alignment lift with built-in jacks

Air, Heating and Fluid Systems

- Two air compressors
- Lanair waste-oil heater
- Oil furnace
- Waste-oil tank
- Heating-oil tank
- Mobile air tank

Tire and Alignment Equipment

- Two tire machines
- Tire balancer
- Four-wheel alignment machine
- Nitrogen machine
- Wheel-bearing packer

Brake, Suspension and Drivetrain Equipment

- 20-ton press
- Strut press
- Rotor/drum lathe
- Transmission jack
- Truck and hydraulic jacks
- Pole jacks
- Muffler jacks
- Subframe jack
- Floor jacks
- Jack stands

Welding and Fabrication

- Snap-on steel/aluminum welder
- Gas welder
- Plasma cutter
- Vertical belt sander
- Bench grinder

Diagnostics and Service Equipment

- Launch scanner
- Snap-on scanner
- A/C machine
- Transmission flush machines
- Brake flush machine
- Smoke machine
- Battery testers

General Shop Equipment

- Workbenches
- Shelving
- Hardware cabinets
- Parts washer
- Service carts
- Creepers
- Drain buckets
- Extension cords
- Drop lights
- Shop vacuum
- Bead blaster

Office and Support Assets

- Desks
- Office chairs
- Filing cabinets
- Tech cabinet
- Key cabinet
- Two laptop computers
- Forklift
- Two plow trucks
- Shed
- Ladders
- Shop fans
- Hot-water heaters

Vendor Relationships and Service Contracts

The seller-provided inventory identifies recurring business relationships and service arrangements that support day-to-day operations. Transferability, assignment rights, cancellation terms and current monthly costs should be confirmed before closing.

- AGL Welding
- Primo Water
- ShopKey / Mitchell 1
- Thryv
- Newburgh Alarm Systems
- Credit Card Processing
- QLT Consumer Leasing
- IWS Waste Services
- NAPA Membership
- Verizon
- Uniform Service

Expressly Excluded Items

The following seller-identified items are excluded from the offering unless otherwise agreed in writing:

- Business email account
- Post Office Box
- Cell phones
- XM radio
- Clutch machine
- Flow bench
- Owner's personal toolboxes and all personal tools, including the large box in the left/rear bay and the small box in the truck bay

Important Disclosure

All figures, equipment descriptions and operating information are based on seller-provided documents and have not been audited or independently verified. This report is not an appraisal, certified valuation, audit or substitute for review by a purchaser's attorney, accountant, lender, environmental consultant, zoning professional or other advisors. Licenses, registrations, inspection privileges, trade names, customer records, vendor relationships and contracts should not be assumed transferable unless confirmed in writing.