

FOR SALE

Windshield Replacement Business

- Established history with a strong referral network.
- Potential for significant growth opportunities.
- Open to reasonable offers.
- Flexible terms available.

BUSINESS ONLY

Property Specs

OFFERED PRICE	\$350,000
NOI	\$130K-\$140K
ROI/CAP RATE	over 50%
BUILDING SIZE SF	± 1,280 SF
TYPE	Business Only

- The seller is willing to stay on for a training period, making the transition seamless and easing any onboarding concerns.
- With an extensive history in the market, this business has a solid reputation and a well-developed customer base.
- Benefit from a robust referral network that has been built over time, providing a steady stream of potential clients.
- The seller is open to negotiating reasonable offers and terms to accommodate various buyer needs.
- The business has generated impressive Net Operating Income (NOI) of \$130K-\$140K in recent years, reflecting its profitability.
- With a commitment to signing a new lease for the 1,280 SF space, the business offers stability in location and reduced risk.



SUMMARY



INTUITIVE

We've been doing this a while so we know how each windshield or auto window should be installed.

FAST

We have our windshields shipped immediately so we can have any make, model, or year of windshield arrive the very next day.

HIGH QUALITY

We guarantee our work...we can't control if a truck kicks up rocks on to your windshield but we will make sure our work is top-notch.

New-View Auto Glass, Inc has been specializing in auto glass replacement and repair for over 25 years in Saint George, Utah, and surrounding areas. With years of professional training, we are the experts to replace-windshields, repair-windshields, door-glasses, back-glasses, and side-mirrors on your car, truck, or R.V. A New-View Auto Glass, Inc provides the very best windshield replacement, and windshield rock-chip repairs, along with all of your other auto glass needs. We are dedicated to provide the very best auto glass service, workmanship, and quality. We use only premium auto glass, along with having affordable prices. Come into A New-View Auto Glass, Inc shop, or let us come to you at your location. Our mobile service services, Saint George, Santa Clara, Washington, Ivins, Bloomington, Bloomington Hills, Hurricane, LaVerkin, Veyo, Diamond Valley, Winchester Hills, Dameron Valley, Leeds, Utah. All major insurances companies have approved us to take care of your auto glass needs. We handle all the paper work. If quality is important, and you want the very best service.

PHOTOS



The 1,280 square foot leased space includes a two-car garage and a small office to accommodate clients. The owner is committed to signing a new lease.





AUTO GLASS

BUSINESS ONLY

31,000

AADT/ RED HILLS PKWY



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	5,896	53,577	125,143
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	1,812	18,914	43,273
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$72,110	\$102,961	\$112,649

Traffic Counts

STREET	AADT
Red Hills Pkwy	31,000

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+
OFFICES

1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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