



DF Tires Shop and Auto Repair

4501 Butterfield Rd, Bellwood, IL 60104



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DF Tires Shop and Auto Repair

\$1,000,000

Own the Business. Own the Real Estate. Acquire a very successful turnkey automotive repair business together with its real estate at 4501 Butterfield Road in Bellwood, Illinois. In operation since 2021, this established shop brings together three service bays, installed vehicle lifts, a dedicated customer reception area, and ample parking at a prominent corner location on high-traffic Butterfield Road. For an owner-operator ready to take the next step or an automotive company seeking another location, the offering combines an existing business with ownership of the property that supports it. The opportunity begins with control of both the operation and its premises. A purchaser can align business plans, property improvements, and brand presentation within one acquisition. The shop already has a recognizable roadside presence and an automotive service layout, giving the next owner a tangible foundation on which to build. Visibility That Helps Customers Find You Positioned along high-traffic Butterfield Road, the property offers clear exposure for an automotive service business. A prominent freestanding sign identifies the location, while additional signage across the building frontage communicates its repair and tire-service focus. The corner setting provides visibility from more than one approach and a recognizable reference point for arriving customers. The freestanding, single-story masonry building presents a coordinated gray, white, and red exterior. Three front-facing overhead doors define the working portion of the shop, with the customer entrance and reception windows positioned to the side. The broad paved area in front of the building keeps these features visible and makes the relationship between parking, check-in, and service access easy to understand. Surrounding residential properties place the shop within an established neighborhood setting. Its roadside identity offers a practical complement to referral business and online marketing: customers can recognize the physical location they have seen advertised and identify where to enter when they arrive. Ample Parking and Convenient Vehicle Access Ample parking is a meaningful operational advantage for an automotive property. The large paved lot provides space for customer arrivals and vehicle pickup, while the open forecourt connects directly to the three service doors. Marked parking areas help distinguish parked vehicles from the approaches to the building. For...

- Very successful turnkey automotive repair business and real estate offered together; established in 2021.
- High-traffic Butterfield Road corner location with prominent signage, excellent visibility, and ample parking.

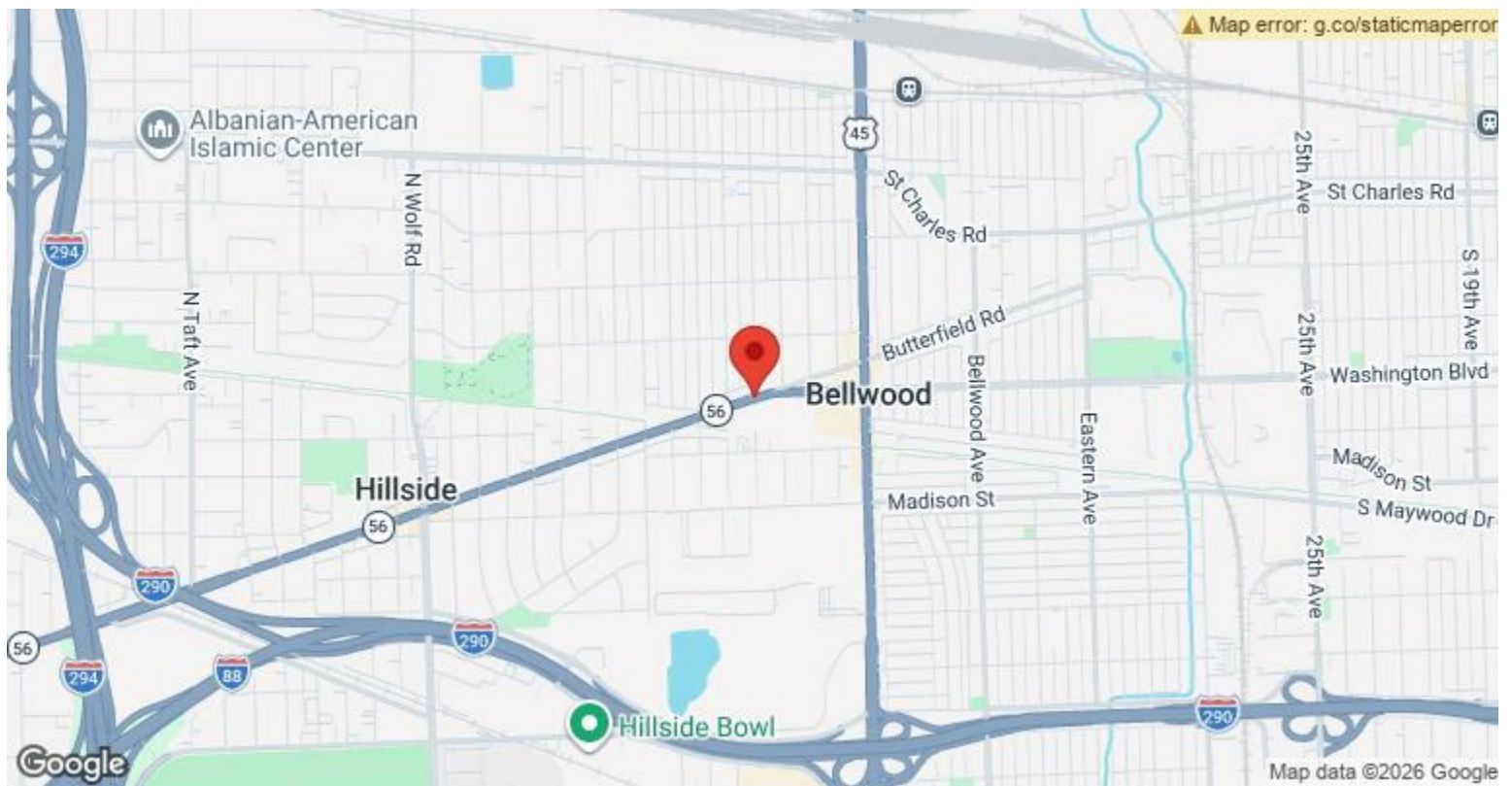
Price:	\$1,000,000
Property Type:	Retail
Property Subtype:	Auto Repair
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.47 AC
Gross Building Area:	1,719 SF
No. Stories:	1
Year Built:	1958
Tenancy:	Single
Parking Ratio:	8.73/1,000 SF
Zoning Description:	R-3, Bellwood
APN / Parcel ID:	15-08-411-095-0000

Walk Score ®: 60 (Moderately friendly)

Transit Score ®: 40 (Fairly friendly)

- Three service bays with vehicle lifts, automotive equipment, and a dedicated customer reception area.





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Property Photos



4501 Butterfield Rd-Exteriors-014

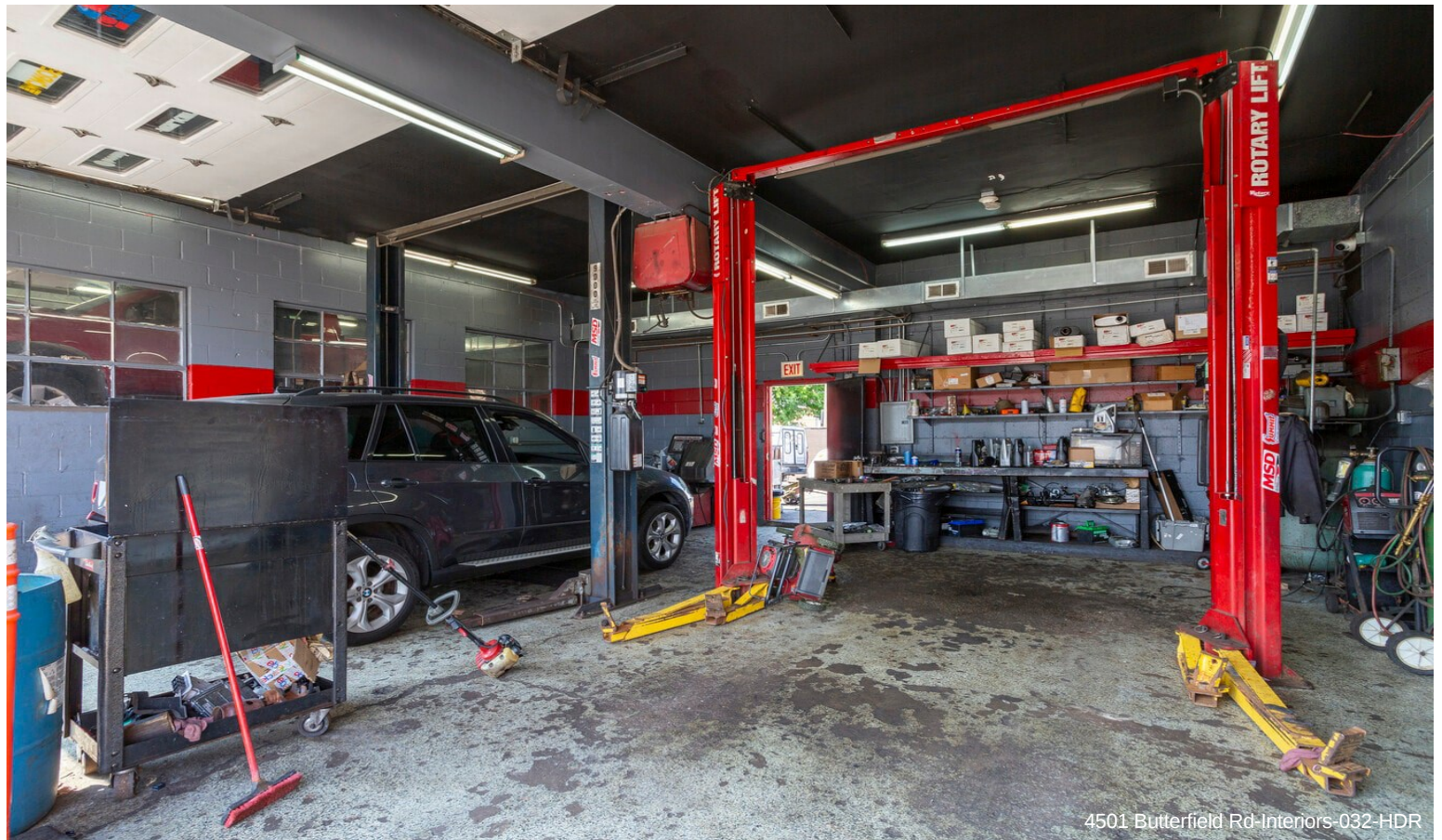


4501 Butterfield Rd-Interiors-020-HDR

Property Photos

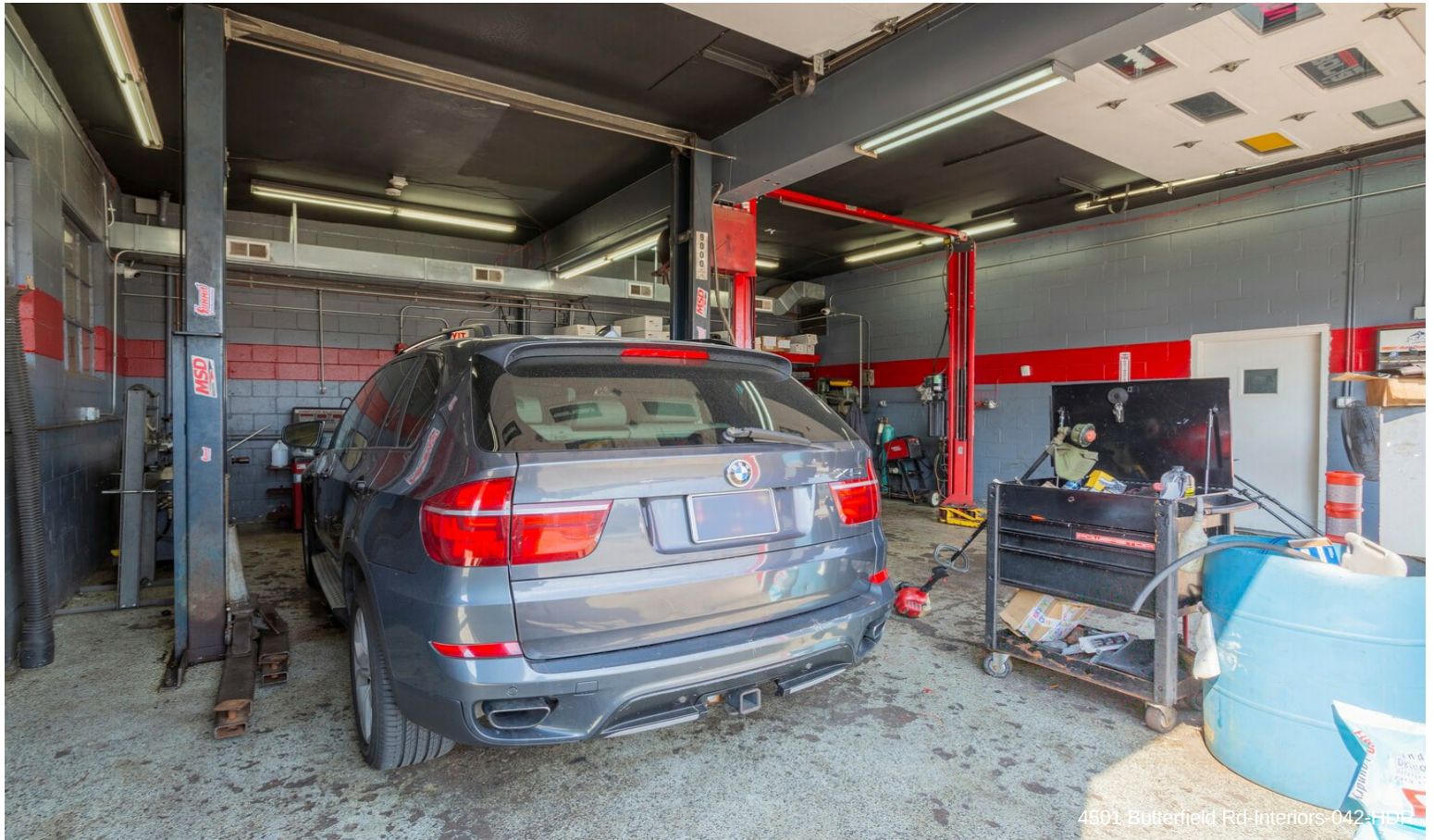


4501 Butterfield Rd-Interiors-032



4501 Butterfield Rd-Interiors-032-HDR

Property Photos



4501 Butterfield Rd Interiors-042-HDR



4501 Butterfield Rd Interiors-051-HDR

Property Photos



Property Photos



Property Photos



Property Photos

