

Southern Chile Properties



Araucania, Chile "The Lakes District"

List Price: 460,000,000 pesos (approx. US \$920,000)
Type: Operating Business
Style: Goodyear™ Tire Retailer
Living area: 339 m² (3627 ft²)
Lot size: 399 m² (4269 ft²)
Year Established: 1998, building construction in 2003

“This year was our best tourist season ever!” That was a recent 2012 headline for the Araucania Regions’ newspaper El Austral. <http://southernchileproperties.com/Guide/Araucania-tourism-best-year.pdf>

So here it is, a great opportunity to have your own business in that same Araucanian Region of Southern Chile. Fortunately, Chile is one of the few countries that was undamaged by the economic downturn of 2008. It is a stable country with a sound economy and a place well worth investing in a world-class brand name business.

This licensed distributorship for Goodyear tires is located in Region 9 of the country. Having been in operation since 1998 and at this location since 2003, this company has an established clientele and a team of staff thoroughly trained in North American style management and operational practices.

The business is being sold with all of its operating assets, inventory, and the building itself including the storefront garage and on site offices. Their core business is tire sales and alignments; but there is no need to be either an automotives expert or field trained in this industry. All you need is the ability to follow a proven business model. There is plenty of training and support available from Goodyear’s regional office.

The new owner will receive a transitional training period. And should be happy to know that the competent staff can function independent of its chief officer, should he or she need to be elsewhere for an extended period. This shop has a lot of good growth potential going forward; and all of the groundwork for success has already been laid in the previous ten years of training and operation.

Please contact our office to learn more about the details of this solid turnkey business opportunity and to discuss any possible financing or leasing agreement.

Parcel/Lot

Area: Busy town in Region IX
(just minutes to the downtown)
Lot Type: 399 m² (3,627 ft²)

Exterior

Roof Material: metal
Siding: metal
Window: single pane, aluminum

Interior: 1st Floor

Garage: 5 service bays with mezzanine storage
Reception: with waiting area & showroom
Bathrooms: 2 (one with staff shower)
Workshop: yes
Lockers: yes

Interior: 2nd Floor

Reception: with staff work areas
Office: yes, executive
Bathroom: 1 with separate wash area

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Exterior Grounds

Parking: multiple in-lot & on-street parking
Garage: drive-in service area
Fence: perimeter

Out buildings

Warehouse: tire & equipment storage

Major Equipment

Service Pits: 1
Hydraulic Lifts: 2 (two more spots uninstalled)
Compressed Air: system in place
Back-up Generator: no

Operational Equipment

Balancers: yes
Mounting: yes
Alignment: yes
Jacks: yes
Pneumatics: yes

Staffing & Employees

Full Time: 5
Temporary: as needed

Taxes

Property: \$1058 USD

Finishes

Flooring: concrete, tile, laminate
Walls: wallboard
Ceilings: panels

Services

Heat: space heating only
Phone: 2 lines (one for the fax/phone)
Internet: yes, with wifi
Direct TV: available
Sewer: municipal
Electricity: 220, single phase (GFI in the shop)
Water: municipal
Air Conditioning: not needed (1 wall unit in office)
Downspouts: yes
Alarm: ADT services
Lighting: florescent, sodium vapor (workshop)
Trash: municipal

Businesses

Core: tire sales, mounting, balancing & alignment
Secondary: fire extinguisher sales & recharging
brake fluid recharging
lubrication of chassis
shock absorbers
oil & filter changes
Minor: steering
suspension
battery sales
Not Available: engine analysis, brake work

Amenities

This is an authorized dealer and distributor of Goodyear Tire® Corporation. Dealer licensing is current. The shop is strategically located at the corner of two streets, close to the downtown, night security is not necessary. The business website is in place.