

BUSINESS SALE

ANGEL TRUCK CENTRE

Full-Service Heavy Truck & Automotive Repair | CVSE Inspection Certified

JBW
COMMERCIAL

2220 KEATING CROSS ROAD, SANNICHTON, BC

Property Overview



Salient Details 2220 Keating Cross Road, Saanichton, BC	
Asking Price	\$975,000 (not including inventory)
Revenue	\$2,417,465 (2025) - \$2,146,593 (2024) - \$1,671,505 (2023)
Gross Profit Margin	59% (2025) - 53% (2024) - 39% (2023)
Building & Yard Size	± 8,000 SQFT building with ± 20,000 SQFT of additional yard space
Zoning	<u>I1 - Light Industrial</u>
Business Type	Heavy Truck & Automotive Repair

Other Business Highlights:

- Full equipment and inventory list provided upon request.
- Four (4) service trucks included in the purchase.
- Flexible leasing terms for new Owner.
- Additional yard space may be available upon request.
- Purpose-built shop a rare offering in today's market.

The Opportunity

Angel Truck Centre is a well-established, highly rated, full-service heavy truck and automotive repair facility located in the heart of the Keating Business District in Saanichton, British Columbia. Operating since 2022, the business has built a loyal client base, strong community reputation, and a diversified service offering that positions it as one of the most capable independent truck service centres on southern Vancouver Island.

The business is offered for sale at an asking price of \$975,000, representing an opportunity to acquire an operationally mature, well-equipped shop in a strategically superior location, 15 km north of Victoria, adjacent to the Pat Bay Highway (BC-17) corridor, and in close proximity to the BC Ferries terminal at Swartz Bay.



Business Overview

About Angel Truck Centre

Angel Truck Centre is a locally owned and operated heavy-duty mechanics shop and commercial vehicle inspection (CVSE) facility that has served Vancouver Island since 2022. Operating as a Tirecraft full-service affiliate, the business provides comprehensive truck and automotive repair, tire sales, and scheduled maintenance services for commercial and light-duty vehicles alike.

The business has cultivated a strong reputation among independent owner-operators, small fleet operators, and construction businesses on southern Vancouver Island. Its combination of CVSE certification, broad tire brand access, and mechanical expertise make it a one-stop destination for commercial vehicle operators in the region.

Key Business Details

Certified CVSE inspection facility, established in March 2022

Heavy duty mechanic shop with four fully equipped bays.

Comprehensive Tire Shop

- Servicing heavy duty vehicles, passenger cars, forklifts, and agricultural equipment (including calcium-filled tires).

Roadside Assistance

- Four fully equipped service trucks available for prompt roadside support.

Expert Service for Leading Truck Brands

- Work on Freightliner, Western Star, International, Hino, Fuso, Mack, Peterbilt, Kenworth and more

Specialized Automotive Fleet Maintenance

- Ford, Dodge, Chevrolet

Trusted by Top Fleet Customers

- Proudly serving Slegg Lumber, Fedex, Hendra Moving, Stockers Moving, Tip Top Tree and many other valued partners.

Strong Vendor Relationships

- In good standing with trusted suppliers such as Catalys Lubricants (Chevron Oils), B-Line Tire Supply, DT Tire, Velocity Truck Centre, Uni Select, Lordco and more.

Reputation & Market Standing

Angel Truck Centre has built a resilient and well-positioned operation within a critical service segment, supported by consistent demand and a strong presence in the local market. The business benefits from established relationships, a diversified service offering, and a reputation that continues to drive repeat and referral-based work. This foundation provides incoming ownership with both stability today and a clear platform for continued growth moving forward.

With increasing demand for reliable fleet servicing and limited comparable operators in the region, the business is well positioned to capitalize on continued industry growth and evolving service requirements.

The competitive landscape for heavy truck repair on Vancouver Island is fragmented. Most competitors are concentrated in Nanaimo and further north, leaving the Saanich Peninsula and the Greater Victoria market relatively underserved for specialized heavy-duty commercial vehicle repair. Angel Truck Centre differentiates itself by offering a wide array of services, with high technical standards and quality of service.

Services Offered

Angel Truck Centre provides a comprehensive range of services covering both commercial heavy-duty trucks and passenger/light-duty vehicles:

- Commercial Vehicle Inspections (CVSE) — certified inspection facility for commercial truck compliance
- Full mechanical repair and maintenance for heavy-duty trucks
- Engine diagnostics and repair
- Brake system service and repair
- Suspension and steering service
- Tire sales, installation, balancing, and repair
- Automotive repair and maintenance for passenger vehicles
- Scheduled preventative maintenance programs
- General mechanic work for commercial and light-duty vehicles

The dual capability to service both heavy commercial trucks and standard passenger vehicles broadens the revenue base and reduces dependence on any single customer segment.

Commercial Vehicle Market

Vancouver Island supports a robust and diverse commercial vehicle ecosystem. Key industries driving demand for heavy truck maintenance and repair services include construction and civil works, forestry and resource extraction, waste management, transportation and logistics, and government and municipal operations.

Southern Vancouver Island, anchored by Greater Victoria, is experiencing sustained growth in construction activity, infrastructure investment, and population. This growth directly translates to increased demand for construction fleet services, delivery logistics, and commercial vehicle maintenance. The region's relative geographic isolation (access primarily via BC Ferries or floatplane) creates a natural competitive moat for locally based service businesses: fleet operators cannot easily send vehicles to the mainland for repair.



Angel Truck Key Personnel



Our Dedicated Team Members

At the core of Angel Truck Centre is a highly experienced and committed team of technicians and support staff who bring a deep understanding of commercial vehicle service and maintenance. The team's hands-on expertise, combined with a strong work ethic and pride in their craft, has been instrumental in building the business's reputation for reliability and consistent service quality.

With a collaborative, solutions-oriented approach, the team is focused on minimizing client downtime and delivering dependable results across a wide range of equipment and service requirements. This continuity of skilled personnel provides a seamless transition for new ownership and ensures the ongoing strength and performance of the operation.

Tech 1 – Shop Foreman

Start Date: March 2022 (Day 1 of Angel Truck Centre)
Role: Shop foreman
Qualifications: Red Seal Heavy Duty Mechanic, CVSE Inspector Licence, LPG & CNG Certified, A/C Certified
Special Skills: Extensive welding experience
Previous Experience: Worked at an international dealership and with the City of Victoria
Areas of Expertise: Skilled in servicing Internationals, Macks, Peterbilts, Kenworths, Western Stars, and wide ranges of additional commercial vehicles

Tech 2 – Heavy Duty Mechanic

Start Date: March 2022 (Day 1 of Angel Truck Centre)
Role: Red Seal Heavy Duty Mechanic
Qualifications: CVSE Inspector Licence
Previous Experience: Apprenticed with Nixon Brothers and Angel Truck Centre
Areas of Expertise: Experienced with Internationals, Macks, Peterbilts, Kenworths, Western Stars, and more

Tech 3 – Apprentice Mechanic

Start Date: August 2023
Role: Third Year Apprentice Heavy Duty Mechanic (currently enrolled for fourth year)
Qualifications: Welding experience
Previous Experience: Began apprenticeship with Angel Truck Centre
Areas of Expertise: Skilled in servicing Internationals, Macks, Peterbilts, Kenworths, Western Stars, and other vehicles

Tech 4 – Tire Technician

Start Date: January 2024
Role: Tire Technician
Previous Experience: Worked at Fountain and Kal Tire
Areas of Expertise: Over 25 years in tire services, including automotive, heavy-duty, forklifts, skid steers, agricultural (calcium-filled), and various equipment types



ANGEL TRUCK CENTRE

2220 KEATING CROSS ROAD



PROPERTY FEATURES

YEAR BUILT
2022

ACCESS/EGRESS
Keating Cross Road

STOREYS
Two (2)

LOT SIZE
+/- 32,295 SF

YARD SPACE
± 20,000 SQFT of additional yard space

BUILDING SIZE
± 8,000 SQFT

SHOP AND RETAIL/OFFICE SIZE
± 4,800 SQFT Shop
± 3,200 SQFT Retail/Office (Two floors)

LOADING
4 grade level loading bays - 14' x 14'

ELECTRICAL
3 Phase 600 AMP

BATHROOMS
2 bathrooms in main office
2nd floor office bathroom w/ shower

HEAT
Natural gas Infrared heaters in shop, Heat Pump (heat/AC) for rest of building

AMENITIES
Washing machine & dryer
Lunch/staff room
Kitchen
1 Private office + open plan office space
Fixed air compressors





OFFERING PROCESS

Interested and qualified parties will be required to execute a Confidentiality Agreement (CA) prior to receiving access to the virtual Data Room.

Property tour and Offering process will be provided after the initial marketing launch.

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