



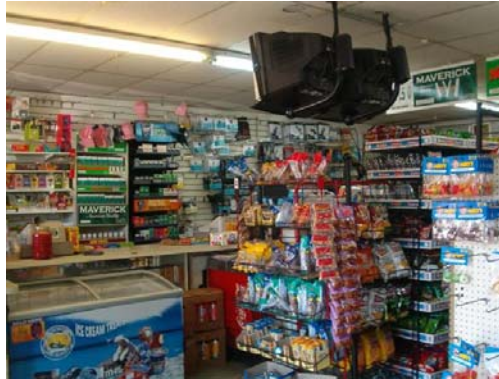
# MIDTOWN REALTY INTERNATIONAL, INC.

11550 SW 72 Street; Miami, Florida 33173

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(305) 255-0000

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## CONVENIENCE / GROCERY STORE BUSINESS OPPORTUNITY FOR SALE

**LOCATION:**           **PERRINE, FL**  
Great Location.  
High Traffic & Densely Populated Area.  
Lots of walk-in Traffic

**PRICE:**             **\$180,000.00** (All Cash at Closing + Inventories)

**BLDG SIZE:**       **1,025 sq. ft. approx.**

• 15 YEAR LEASES •

| <b>SALES MONTHLY /AVERAGE</b>           | <b>APPROX YRLY SALES</b>   | <b>APPROX YRLY GROSS PROFIT</b> |
|---|----------------------------|---------------------------------|
| • C-Store selling average \$65K monthly | <b>\$ 780,000.00 @ 35%</b> | <b>\$273,000.00</b>             |
| • Lotto selling average \$12K monthly   | <b>\$ 288,000.00 @ 5%</b>  | <b>\$ 7,200.00</b>              |
|   |                            | <b>\$280,200.00</b>             |
| <b>YRLY EXPENSES</b>                    |                            | <b>\$115,500.00</b>             |
| <b>NET OPERATING INCOME (NOI)</b>       |                            | <b>\$164,700.00</b>             |

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For more information contact "The Gasoline Station Specialist"®  
Albert Hernandez, Broker, Salesman 305-253-5600- Office, 305-815-2053 –Cellular  
[www.BuyGasStations.com](http://www.BuyGasStations.com)

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