



## REMODELED CITGO GAS STATION 8 FUELING POSITIONS LARGE FOOD MART

**PRICE:** **\$1,700,000.00** for Business, and Property.  
**Inventory of Gasoline and Food Mart paid separate at closing**

	<b>MONTHLY/AVERAGE</b>	<b>YEARLY/PROFIT</b>
GALLONAGE: Gasoline & Diesel	Selling an average of 74,500 gallons per month at Approx. \$0.25 per gallon profit.	\$223,500.00
FOOD MART	Selling an average of \$47,500 per month at 30% profit.	\$171,000.00
LOTTO:	Averaging \$11,600 monthly at 5%	\$ 6,960.00
MISCELLANEOUS INCOME:	ATM, Vacuum, Venders Commissions net monthly \$835.00	<u>\$10,020.00</u>
<b>YEARLY GROSS PROFIT</b>		<b>\$411,480.00</b>
<b>YEARLY EXPENSES</b>		
ELECTRIC/UTILITIES	\$ 37,000.00	
INSURANCE & W/COMP	\$ 18,500.00	
REAL ESTATE TAXES	\$ 17,500.00	
PAYROLL & TAXES	\$115,120.00 (4 employees)	
MISCELLANEOUS & C/C fees	<u>\$ 74,100.00</u>	
<b>YEARLY OPERATING EXPENSES</b>	<b>\$262,220.00</b>	<b><u>\$262,220.00</u></b>
<b>NET OPERATING INCOME (NOI) YEARLY</b>		<b>\$149,260.00</b>

**NOTES:** This Renovated Citgo Gas Station is located at I-95 exit to Hollywood. There are 4 new pumps and 2 x 12,000-gallon gasoline tanks installed 2007 and 1 x 10,000 gallons for diesel installed in 1993. All tanks are double-wall fiberglass and in compliance beyond 2009. Lot Size is 18,124 sqft. Adjacent vacant lot of 7,100 sqft., water front with sea-wall is included in the price.

**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)**

