



MIDTOWN REALTY INTERNATIONAL, INC.

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SUNOCO GAS STATION 8 FUELING POSITIONS FOOD MART

PRICE: **\$95,000.00** for **BUSINESS ONLY**
Inventory of gasoline, food mart paid separate at closing.

PRODUCT SALE	<u>MONTHLY/AVERAGE/SALES</u>	<u>YEARLY/GROSS PROFIT</u>
Gallonage:	Selling an average of 92,300 gallons per month average at approx. \$0.07 per gallon profit.	\$ 77,532.00
Food Mart	Selling an average of \$41,340.00 per month at 40 % profit	\$198,432.00
Lotto	Selling Average \$17,750 at 5% profit	\$ 10,650.00
Misc. Income:	ATM, Gaming Machines, Vacuum and Vendor Commissions, \$2,300.00 monthly average.	\$ 27,600.00

YEARLY GROSS PROFIT APPROX **\$314,214.00**

Yearly Expenses:	Insurance/Liability	\$ 4,000.00
	Rent/Taxes/Utilities	\$ 93,469.00
	Miscellaneous & C/C Fees	\$ 66,145.00
	Payroll and Taxes	<u>\$ 62,888.00</u>

YEARLY EXPENSES AVERAGE: **\$226,502.00** **\$226,502.00**

NET OPERATING INCOME (NOI) APPROX YRLY: **\$ 87,712.00**

Notes: This Sunoco station is open 24 hours daily. Located in a high traffic area Port St. Lucie, Florida. There are two (2) 12,000 gallon double wall fiberglass gasoline tanks installed in 2001 and in compliance. **The lot is 21,750.00 square feet, approx.** MAKE ANY OFFERS. OWNER VERY MOTIVATED. Available also a single family home at \$165K 5 BR, 2 Bath, Port St. Lucie.

**For more information contact "The Gasoline Station Specialist"®
Albert Hernandez, Broker, Salesman 305-253-5600- Office, 305-815-2053 –Cellular
www.buygasstations.com**

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