



MIDTOWN REALTY INTERNATIONAL, INC.

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MARATHON SERVICE STATION 6 FUELING POSITIONS FOOD MART & TWO MECHANICS BAYS

PRICE: **\$895,000.00** for **BUSINESS & PROPERTY**
Inventory of gasoline, food mart paid separate at closing.
(excluding all shop tools & equipment)

PRODUCT SALE	<u>MONTHLY/AVERAGE</u>	<u>YEARLY/GROSS PROFIT</u>
Gallonage:	Selling an average of 30,000 gallons per month at approx. \$0.15 per gallon profit.	\$ 54,000.00
Food Mart:	Selling an average of \$10,000.00 per month at 30% profit	\$ 36,000.00
Two Bay Mechanics	Selling \$15,000 average monthly net profit	\$ 90,000.00
Hand Car Wash & Auto Detailing	Closed at present time	\$ 00.00
Misc. Income:	Phone cards, Air Pump \$300.00 monthly misc/commissions	\$ <u>3,600.00</u>

YEARLY GROSS PROFIT APPROX **\$183,600.00**

Yearly Expenses:	Utilities & Elec.	\$11,400.00
	Insurance/Liability	\$12,800.00
	R/Estate Taxes	\$ 7,500.00
	Miscellaneous & C/C Fees	\$ 6,000.00
	Payroll and Taxes	<u>\$54,000.00</u>

YEARLY EXPENSES AVERAGE: **\$91,700.00** **\$ 91,700.00**

NET OPERATING INCOME (NOI) APPROX YRLY: **\$ 91,900.00**

Notes: This Marathon Station is open 7am-5:30pm Mon. – Fri., 9am-1pm Sat., closed on Sundays. Located on Dixie Hwy. A high traffic area of West Palm Beach. There are three (3) gasoline tanks in compliance. **The lot is 12,839 square feet, approx. Building size is 1,637 square feet approx.**

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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**

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