



CHEVRON GAS STATION BUSINESS OPPORTUNITY

LOCATION: Broward County, FL High Traffic Corner. Great location.

PRICE: \$295,000 (Business Only) Plus Inventories & Deposits

TERMS: All cash at closing

LOT SIZE: 36,267 sqft. approx.

BLDG SIZE: 2,600 sqft. approx.,

NOTES: Underground tanks in compliance.
Projected average 150K Gallons Gasoline sales monthly
Projected average \$50K inside store sales monthly
Rent \$13,500.00 NNN Monthly long leases 5+5+5
Hand-Car Wash rented \$1,500.00 monthly
Café Deli rented \$750.00 monthly
Newer Ryco Soft touch tunnel car wash
with 6 months on parts & labor guaranty, with Projected
Net Revenue \$4,000.00 monthly.

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**For more information contact "The Gasoline Station Specialist"®
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