

SF10676 - Markets & C-Stores

Northern California

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ABSENTEE OPERATION:
Sellers live in Idaho! Rake in the cash from this Money-Making Venture with even greater future upside due to Location, Location, Location! Walk-in Freezer and old-time footprint ready for next owner's vision/infusion. Owners retiring from all businesses; stage of life. Great operation all set up and ready to go for new owner; **LOW TOUCH BUSINESS!**

Absentee Run C Store Gas on Main St. Northern CA**Recast Earnings***(Not Verified By Business Team)*

	12 Months Ended 12/31/2021	12 Months Ended 12/31/2020	12 Months Ended 12/31/2019	12 Months Ended 12/31/2018
Sales	\$1,683,836	\$1,401,341	\$1,678,147	\$1,705,776
Adjusted Cash Flow	\$257,654	\$262,365	\$259,637	\$251,231

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	1	5	Several, see Permits and Buyer to verify
Owners	0	2	
Hours of Operation	Mon-Fri: 5:30am-9:00pm, Sat: 6:30AM-9PM, Sun:7AM-8PM		

Price/Terms**Lease**

Asking Price	\$595,000	Monthly Rent Including NNN	\$0
Down Payment	\$115,000	Expires	12/31/2023
Inventory (included)	\$60,000	Option	No
Real Property Available	Yes	Size (sq.ft.)	2000
		New Lease Available	No

Miscellaneous

Type of Organization	LLC	Training	1 Weeks20 Hours
Reason for Sale	Retirement		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.