

SF1120 - Gas stations

Northern California - North Bay

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1. Great Location: On Main Thoroughfare @ SW Lighted Corner Intersection! 2. Great Location: Southern End CBD; Only Non-Branded Station In Close Proximity! 3. Great Location: Long-Term Plan for More Use/Density in Up-Trend Market! 4. Great Cashflow: Absentee Owner Income \$350,000+/- in 2020! 5. Great Value-Add Opportunity: Prime Location and Surrounding Area Improvement Provide Chance to Refresh Property to Realize Even Greater Profits. Property older but fully functional; ready for new Owner modernization touch. 6. Great Price! Below SBA Database Market Multiple; GREAT BUY! (Buyer also to separately purchase financeable Real Estate Parcel, see Listing SF10501).

Convenience Store w/ Gas Station and Real Estate!



Recast Earnings

(Not Verified By Business Team)

	12 Months Trailing Ended	12 Months Ended	12 Months Ended	12 Months Ended
	6/30/2021	12/31/2020	12/31/2019	12/31/2018
Sales	\$1,452,152	\$1,401,341	\$1,678,147	\$1,705,776
Adjusted Cash Flow	\$302,597	\$351,424	\$259,637	\$251,231

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	1	6	BOE, Tobacco, ABC, Health, BAAQMD, W&M
Owners	0	2	
Hours of Operation	Monday to Thursday 5:30am-8pm Friday 5:30am-9pm Saturday 6:30am-9pm Sunday 7:00am-8:00pm		

Price/Terms

Lease

Asking Price	\$750,000	Monthly Rent Including NNN	\$0
Down Payment	\$75,000	Expires	0
Inventory (included)	\$30,000	Option	No
		Size (sq.ft.)	-
Real Property Available	Yes	New Lease Available	No

Miscellaneous

Type of Organization	LLC	Training	2 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.