

8620 - Gas stations

Northern California

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This exclusive investment offering is for a branded gasoline service station with convenience store on a very busy main street in Monterey County. The gas volume is 70,000 gal/month at 30 cents margin. Market has volume of \$36,000 per month with 35 cents margin. It has a canopy, 2 isle, 4-pumps, 8 nozzles, and 3 underground storage tanks. The business has a type 20 Off-sale Wine & Beer license. The building is 996 sqft on a 9863 sqft lot. Here is a chance to work and play in one of the most beautiful coastal locations. Absentee owner is retiring. Please do not talk to the employees. The sale is confidential. BTI 8620

### Branded Gas Station with Convenience Store



### Recast Earnings

(Not Verified By Business Team)

### Financial Data Not Available

### Operations

<i>Number of Employees</i>	<i>Full Time</i>	<i>Part Time</i>	<i>Licenses Required</i>
<i>Non-Owners</i>	2	1	ABC, Business, Resale, Tobacco, BAAQMD, Health, W&M
<i>Owners</i>	0	0	
<i>Hours of Operation</i>	5am - 12am every day		

### Price/Terms

### Lease

<i>Asking Price</i>	\$298,800	<i>Monthly Rent Including NNN</i>	\$1,000
<i>Down Payment</i>	\$298,800	<i>Expires</i>	May 31, 2024
<i>Inventory (included)</i>	\$0	<i>Option</i>	For 10 years
		<i>Size (sq.ft.)</i>	996
<i>Real Property Available</i>	No	<i>New Lease Available</i>	No

### Miscellaneous

<i>Type of Organization</i>	Sole Prop	<i>Training</i>	2 Weeks20 Hours
<i>Reason for Sale</i>	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.*