

SF10501 - Gas stations

Northern California

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Real Estate available only to purchaser of Onsite Business; See BTI Group Listing SF1120. Prime Commercial Real Estate on Main Thoroughfare at Lighted Intersection on Southern Edge of Central Business District! Nothing but Upside in Current Use/Prime Location as Surrounding Area Growing in Density, Income and Demand. Clean UST-Registered Site (Certified Clean Back in 1990s; No Further Action Letter issued). Current Gas/C-Store Operation Fully Permitted/Compliant; current USTs 5-year re-certifications obtained in 2020! Seller offering \$800,000 5-year loan, amortized over 25 years, (\$4752/M) payable monthly, with remainder balloon all due in 5 years, 6% interest/Y.

Passive Income! C-Store w/ Gas in Mendocino County



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>	0	0	See SF1120
<i>Owners</i>	0	0	
<i>Hours of Operation</i>	See SF1120		

Price/Terms

Lease

<i>Asking Price</i>	\$1,150,000	<i>Monthly Rent Including NNN</i>	\$0
<i>Down Payment</i>	\$350,000	<i>Expires</i>	
<i>Inventory (included)</i>	\$0	<i>Option</i>	No
		<i>Size (sq.ft.)</i>	-
<i>Real Property Available</i>	No	<i>New Lease Available</i>	No

Miscellaneous

<i>Type of Organization</i>	-	<i>Training</i>	0 Weeks0 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.