



Mobil Gas Station/Convenience Store Asking \$199,000 plus inventory!

Modern 4182 s/f building houses small snack shop, lube center and 4 repair bays. Seller to relocate repair business, allowing buyer to utilize 3000+/- s/f of building for creation of enhanced C-store. Tanks will be replaced in 2017 and paid for by Landlord.

1,456,224 gallons in 2014 with an average margin for all of 2014 of \$.24 cents per gallon

Lotto Commission of - \$1400.00 per month average over the last 5 years

Propane – heats building for FREE AND Sales to the public nets \$24,000.00 per year

Small snack shop did \$300,000+ in 2014

Lube Center can be operated, leased to third party by tenant.

3000 Sq. FT. of building used to expand store and Lube Center can stay

2 - Gas islands with 2- MPD dispensers on each island

Taxes - \$15,000+/- per year

Traffic count – 30,000+/- Vehicles per day

NO SUPPLY AGREEMENT FOR LEASE ONLY - 15 years and two 5 year options NNN

\$7200.00 1st 5-years fixed per month

\$7800.00 2nd 5-years fixed per month

\$8800.00 3rd 5-years fixed per month

2- Options years of 5-years each rent to be increased by 3%



