

# CHASE BUSINESS BROKERS

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**Business Type: Gas Station with Property**

**Asking Price: \$1,200,000 (or) \$225,00 Biz only**

**Chase Listing Number: 1500-09**

**County: Contra Costa City: State: California**

**Broker: Ernie Luckhardt**

**Contact: (925) 943-1075 Direct or (925) 945-0550 Main Office Ext. 13**

**Short Description: Gas Station w/ Property Food Mart and U-Haul Rental**

## **Gas Station Information:**

**Gas Volume: 60,000 + Pool Margin: .17 Pool margin**  
**Food Mart: \$16,000 Margin: 45% Margin**  
**U-Haul Rental: Net profit \$2,000 monthly**

## ***Description:***

**Independent Brand Gas Station with Property, Gas Volume about 60,000 @.17 Margin And Food Mart Is About 16,000 @45% Margin. U-Haul Rental Is Income About \$2000 + Monthly. Building size is about 984 approximately. Free Standing building on a 16,988 lot or .39 of acre. Biz only Asking \$225,000 + inventory. Rent to be negotiated with landlord & first right of refusal to purchase the property.**

**Gas Station and Food Mart Only. Owners Run Business Absentee, Owner Operator would Increase Sales by Just Be Present. Seller is process to upgrade the station to meet the 2009 requirements**

**Seller would consider leasing the station for \$5,000 monthly with \$150,000 down payment + inventory with 5 year lease and 5 year option.**

**Disclaimer: The information has been supplied to the Broker by the Seller. Chase Business Brokers Expressly Disclaims any and all liability for the representation of the warranties, express or implied, contained in such information or for omission from them. Chase Business Brokers believes the information to be correct but has not verified or checked it. Any agreement or decision by the buyer to pursue a transaction regarding this business should be based on further investigation by the buyer.**