



3480 Buskirk Ave. Suite 300, Pleasant Hill, Ca. 94523

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Business Type : Gas Station Valero

Asking Price :

Chase Listing #:

County : City: State: California

Agent : Ernie Luckhardt

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Short Description:

Long Description:

PRICED REDUCED: To \$2,300,000.

Two Gas Station with Food Marts and rental tenant income. Gas Station (#1) volume is about 35,000 to 40,000 gallons monthly at .35 margin. Food Mart is about \$70,000 monthly at 30% margin. Business has ABC license. Property is approximately 1 acre

Motel.....\$2,630.00

Flower Shop.....\$ 875.00

Video Shop..... \$ 950.00

Ice Cream Shop.....\$ 958.00

Total Rental Income \$5,413.00 Monthly

Gas Station (#2) Pumps about 10,000 + gallon per month at .35 margin and the Food Mart is doing about \$40,000 monthly. Rent on the second station is \$3,400.00 monthly. Upstairs is a two bedroom apartment the owner can use or he elect to rent it out. Landlord would offer buyer option to purchase this property for \$850,000. Gas Station in this area is grandfather in for NO, 2009 upgrades required by Bay Air Quality Control Department, and or Health Department. Can always change, buyer must check with this all agency before purchasing Gas Station, can not rely on Seller or Broker for EPA, Bay Air Quality, Health Department requirement

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