



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

(925) 945-0550 Main Office, (925) 945-1745 Fax, Web Site: www.Chase-Brokers.com

Business Type : Property with tenants, Chevron Station & Smog Shop

Asking Price : \$2,300,000

Chase Listing #: 1586-09

County : Stanislaus City: Modesto State: California

Agent : Jerry Hook

Contact : (925) 858-8377 or Jhook@att.net

Short Description: Property with tenants, Chevron Station and Smog Shop

Long Description:

Cash Flow:

Smog Test only shop: Rent is \$3,000, with 3 year lease with 5 year option.

Chevron Station: Extra Mile, Rent is \$7,500 monthly, 16 year lease.

Auto Repair Shop: Rent for two bays: \$3,000 Landlord business.

Lot size can accommodate additional use.

Lease adjustments annually based upon CPI with 3% CAP.

Utilities split 60-20-20

Land is clean, Chevron upgrades have been done.

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