



**SHELL GAS STATION  
8 FUELING POSITIONS  
W/ LARGE FOOD MART**

***(OWNER VERY MOTIVATED)***



**PRICE: \$795,000.00 for BUSINESS AND PROPERTY**

Inventory of gasoline, food mart paid separate at closing.

<b>PRODUCT SALE</b>	<b><u>MONTHLY/AVERAGE</u></b>	<b><u>YEARLY/GROSS PROFIT</u></b>
Gallonage:	Selling an average of 45,000 gallons per month at approx. \$0.18 per gallon profit.	\$97,200.00
Food Mart	Selling an average of \$30,000.00 per month at 32% profit	\$115,200.00
Lotto	Selling an average of \$15,000.00 per month at 5% profit	\$ 9,000.00
Misc. Income:	ATM, Vacuum & Air, etc. total \$890.00 monthly	<u>\$ 10,680.00</u>
<b>YEARLY GROSS PROFIT APPROX</b>		<b>\$232,080.00</b>
Yearly Expenses:	Utilities & Elec. \$ 22,400.00	
	Insurance/Liability \$ 14,500.00	
	Real Estate Taxes \$ 6,500.00	
	Miscellaneous & C/C Fees \$ 12,900.00	
	Payroll and Taxes <u>\$ 84,600.00</u>	
<b>YEARLY EXPENSES AVERAGE:</b>	<b>\$140,900.00</b>	<b>\$140,900.00</b>
<b>NET OPERATING INCOME (NOI) APPROX YRLY:</b>		<b>\$ 91,180.00</b>

**Notes:** This Shell Station is open 6AM-12AM daily. Located in a high traffic area of Downtown, Vero Beach, Florida. There are 2 x 12,000 gallon double wall UST. The lot is 20,030 sqft., approx., and convenience store is 1872 sqft., approx. C.A.P. over 11 %. Owner may finance to a qualified Buyer.

AI 14

**For more information contact "The Gasoline Station Specialist"®  
Albert Hernandez, Broker, Salesman 305-253-5600- Office, 305-815-2053 –Cellular  
www.buygasstations.com**

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