



BRAND NEW MOBIL GAS STATION & LIQUOR MARKET

Price:	\$2,800,000 + Inventory	
Fuel Supply:	Mobil thru 2029	
Address:	Orange County	
Lot Size:	16,000 +/- sf	Building Size: 2,000 +/- sf
Liquor License:	Owner just obtained Type-21 Full Liquor (2022)	
Tanks:	Double Wall installed 2020	
Pumps:	4 New MPD's 8 Fueling Positions Diesel & E-85 (Yes)	
Liquor Market:	Constructed 2020 with all high end equipment	
Fuel:	Approx. 75,000 Gal/month (\$0.45 - \$0.50+ margin)	
Market:	Approx. \$120,000 +	
Extra Income:	Approx. \$3,500/month (Lotto, ATM, Rebates, etc.)	

New Lease For Buyer | 20 Years + Options
\$24,000 per month + NNN Expenses

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the Business to determine to your satisfaction the suitability of the Business for your needs.

FOR MORE INFORMATION
PLEASE CONTACT:



CHANDLER J. KELLEY

Gas Station Specialist | Investments
D 949.874.3228
Chandler@retailinkassociates.com
Thegasbroker.com



SANDI L. HUNTER

CEO | President
D 949.251.1620 EXT. 3021
Sandi@retailinkassociates.com

