

**CONFIDENTIAL SALE**

DO NOT SPEAK WITH ANY EMPLOYEES OR BUSINESS OWNER.  
DO NOT LOITER ON THE PROPERTY. YOUR COOPERATION IS APPRECIATED.

**Address:** San Bernardino County, CA (Must Complete NDA For Information)

**Price:** \$3,950,000 + Inventory

*Principals Only; Otherwise Buyer to pay Buyer's Agent Commission*

**SALE HIGHLIGHTS:**

- No Fuel Supply Contract (Unbranded Gas Station & Market)
- Upgraded & Well Maintained Property
- Strong Traffic with 24,000 +/- Cars Per Day at Intersection
- Upgraded Gilbarco Pumps Recently Installed
- Recently Added Fried Chicken Concept & Propane Refill Facility On Site

**Building Size:** +/- 1,200 SF      **Property Size:** +/- 18,000 SF

**Pumps:** 5 MPDs | 10 Fueling Positions

**Fuel Contract:** None

**Double-Wall USTs:** (3) 10,000 Gallon USTs - Double Walled

**BUSINESS SALES:**

**Gasoline:** +/- 100,000 Gallons/month (\$0.35 - \$0.40 CPG)

**Market Sales:** +/- \$45,000/month

**2023 Gross Profit:** +/- \$625,000

**COMPLETE NON-DISCLOSURE AGREEMENT:**

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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 Business. 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 LISTING INFORMATION  
PLEASE CONTACT:



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**THE GAS BROKER™**

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