

CONFIDENTIAL SALE

DO NOT SPEAK WITH ANY EMPLOYEES OR BUSINESS OWNER.

DO NOT LOITER ON THE PROPERTY. YOUR COOPERATION IS APPRECIATED.

Address: 3689 N Indian Canyon Dr., Palm Springs, CA 92262

Price - Business + Real Estate: \$4,900,000 + Inventory

SALE HIGHLIGHTS:

- Highly Profitable Business with Clean Financials (\$534,000 +/- Net Income Past 3 Years)
- Business Includes Liquor (Type-21) License / Unbranded Liquor Store
- 1,150 Homes In Development Across the Street [Miralon]
- New Light Signal Installation to Drive Traffic into Site [Completed Aug/Sept. 2023]
- New Bridge Planned on Indian Canyon Rd. [\$50M Grant Approved]

Building Size: +/- 1,660SF **Property Size:** +/- 16,988 SF (0.39AC)

Pumps: 4 MPDs | Gilbarco 700S Pumps w/ EMV Upgrade & Credit Cards

Fuel Contract: 'Marathon Petroleum' - Buyer Must Assume Contract

Double-Wall Fiberglass USTs: Reg (2 - 20K) / Prem (1 - 12K) / Diesel (1 - 8K); Installed in 2014

REVENUE:

Gasoline: 90,000 Gallons/month (+/- \$0.50 CPG)

Market Sales: +/- \$90,000 - \$100,000/month

Income: 2021 \$793,000 (Gross Profit) - \$553,000 (Net Profit)

2022 \$961,000 (Gross Profit) - **\$633,000** (Net Profit) 2023 \$678,000 (Gross Profit) - **\$417,000** (Net Profit**)

** (2023 - Current) Construction Road Closures on Indian Canyon Dr.

SBA Approved or Conventional Financing - Must Commit 35% + Down Payment

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.

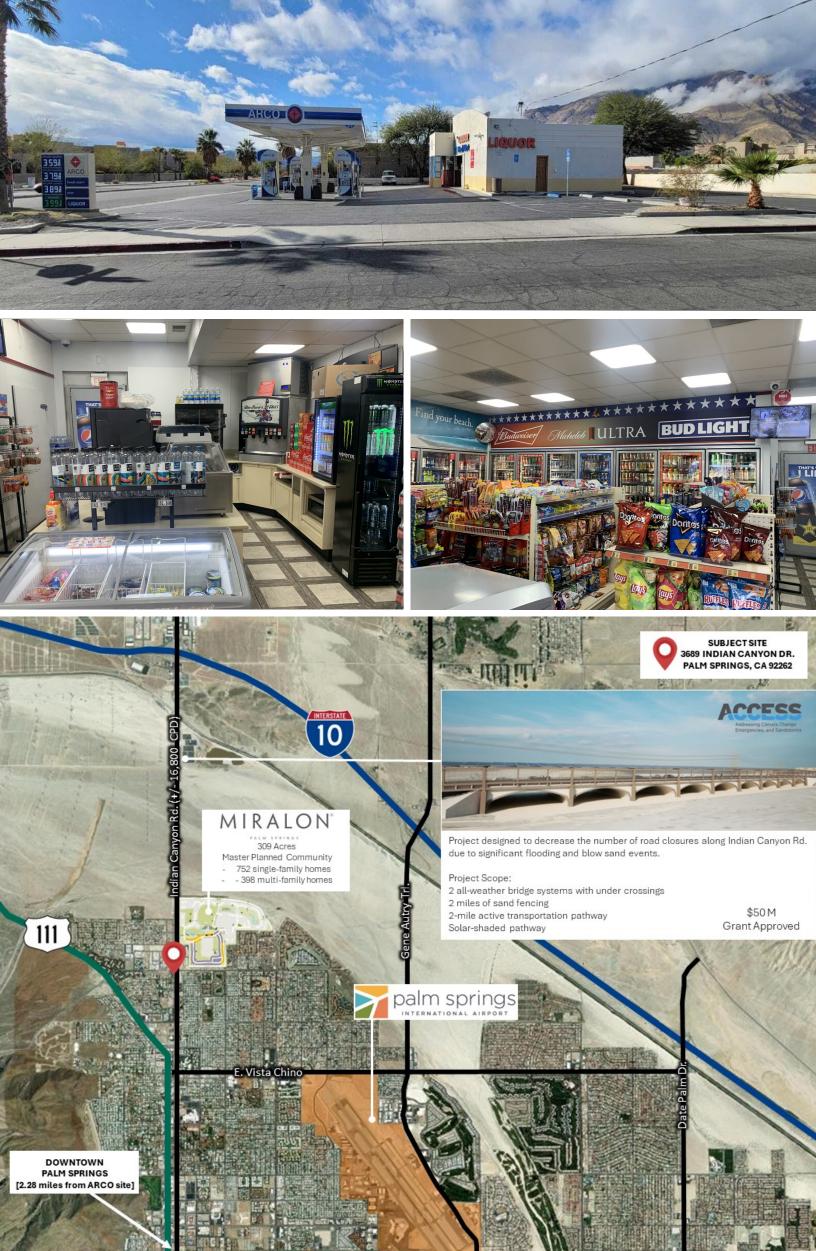
FOR LISTING INFORMATION PLEASE CONTACT:

CHANDLER J. KELLEY

Executive Vice President TheGasBroker@Gmail.com Direct: (949) 874-3228 DRE# 01963781

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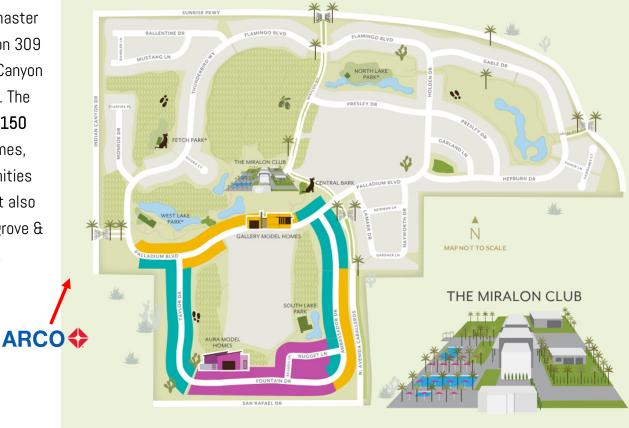
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- **✓ FINANCING SOLUTIONS**
- ✓ CONSULTING
- **✓ FREE GAS STATION VALUATION**



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MIRALON PALM SPRINGS

Miralon is a brand new master planned community set on 309 acres, directly on Indian Canyon Drive adjacent to ARCO. The community includes 1,150 Modernist-inspired homes, pools, fitness and amenities center. The development also includes a 45 acre olive grove & community garden.





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