



On / Off Ramp



\$5,850,000 + Inventory

PLEASE DO NOT VISIT SITE WITHOUT SPEAKING TO BROKER
DO NOT SPEAK WITH ANY EMPLOYEES OR OWNERSHIP
ALL INQUIRIES MADE THROUGH BROKER

Address:	Burbank, California (Please Contact Broker for Address)
Business + Real Estate:	\$5,850,000 (+ Inventory)
Property Size:	0.40 +/- Acre
Building Size:	1,200 SF +/-
6 MPD's:	Upgraded Pumps with EMV & Credit Cards
Underground Storage Tanks:	Three (12,000 Gal) Double Wall
High Traffic Counts:	40,000 + Cars Per Day
Fuel Contract:	"ARCO" Buyer Must Assume Contract
2022 Fuel Sales:	121,000 +/- Gallons per month (\$0.525 + margin)
2022 Market Sales:	\$25,000/Mon
(2) Auto Repair Bays:	Delivered Vacant
2022 Net Income:	Approximately \$560,000 +/-
Highlights:	<ul style="list-style-type: none">- High Value Real Estate (Included in Sale)- Short Term Remaining on Fuel Supply Contract- High Traffic Intersection Directly at Freeway On/Off Ramp- Large Freeway Pylon with Electronic Signage

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:



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