



SAN BERNARDINO COUNTY, CA

CONFIDENTIAL SALE

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

Address: 1425 E 4th Street, Ontario, CA 91764

Price: Business + Real Estate: \$4,495,000 + Inventory

SALE HIGHLIGHTS:

- Prime I-10 Freeway Location (50 + Foot Freeway Pylon Signage)
- Potential Space For Car Wash Addition Behind Building
- Recent Improvements Include Roof, New Asphalt and Building Stucco
- CalTrans On/Off Ramp Improvements Nearing Completion
- Seller's Claimed Net Income: \$485,000 +/- (2 Year Average)

Building Size:	+/- 1,160 SF	Property Size:	+/- 15,625 SF (0.36 AC)
Pumps:	4 MPDs 8 Fueling Positions		
Fuel Contract:	Buyer Must Assume Contract with Less than 8 Years		
Double-Wall USTs:	Regular 87 (1 - 12,000 Gallon) / Premium 91 (1 - 12,000 Gallon)		

REVENUE:

Gasoline:	35,000 - 40,000 Gallons/month (+/- \$1.40 CPG) Low Volumes Due to Construction - Now Nearing Completion
Market Sales:	+/- \$20,000/month (30% - 35% margin)

SBA FINANCING FOR QUALIFIED BORROWERS WITH +/- 25% DOWN PAYMENT
MUST COMPLETE NDA FOR DUE DILIGENCE DOCUMENTATION

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.

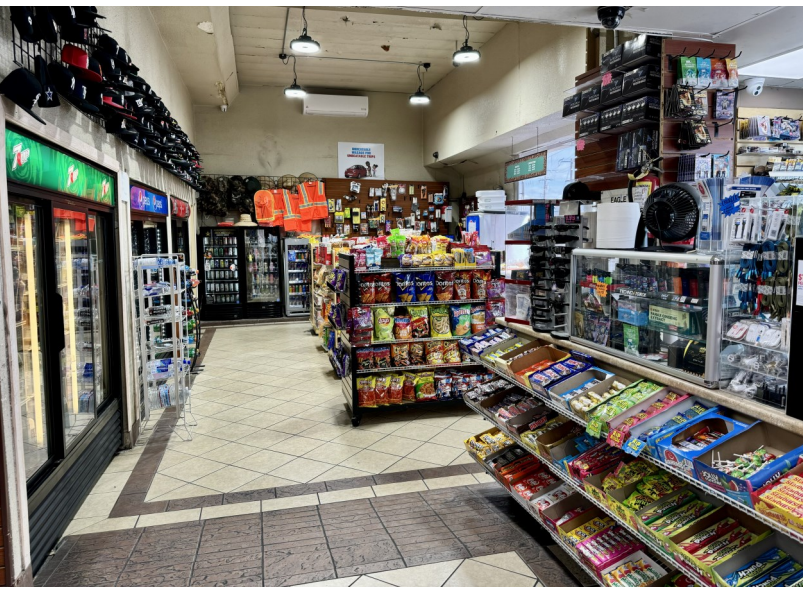
FOR LISTING INFORMATION
PLEASE CONTACT:



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