



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

Address:	6355 Florence Ave., Bell Gardens, CA 90201 Florence Ave. & Garfield Ave.
Business + Real Estate:	\$4,500,000 (+ Inventory)
Property Size:	16,501 SF +/- 0.38 +/- Acre
Building Size:	1,584 SF +/-
4 MPD's:	Gilbarco 700S Pumps with EMV Upgrade & Credit Cards
Underground Storage Tanks:	Two (12,000 Gal) Double Wall installed 1984
High Traffic Counts:	50,000 +/- Cars Per Day
Fuel Contract:	Buyer Must Assume Contract
Average Fuel Sales:	90,000 +/- Gallons per month (\$0.60 +/- margin)
Market Sales:	\$60,000 - \$65,000 per month
Highlights:	<ul style="list-style-type: none">- Business Includes Beer & Wine (Type-20) License- Located less than 1 Mile from 710 Freeway Entrance- Exceptionally Clean Property- Propane Refill Tank in Rear of Property

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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