

# FOR SALE

## CHEVRON GAS STATION IN MIAMI, FL.

>>> Property and Business <<<

- **Asking Price:** \$2,450,000.00 plus inventories and deposits
- **Address:** 10 NW 167<sup>th</sup> Street, Miami, FL 33169
- **FINANCING:** *Owner will consider limited financing to a qualified Buyer*



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#### DESCRIPTION:

- **FINANCING** >>>> **Owner will consider limited financing to a qualified Buyer**<<<<<
- Profitable Convenience Store Sales.
- Gas Sales with solid profit margins.
- Existing hand car wash rented.
- Crispy Crunchy Chicken franchise included – Waiting for final permits to open
- Rented kiosk inside C-Store for cell phone sales.
- Modern well laid out C-Store with LED lights throughout for important energy savings.
- Corner location (signalized) just off the I-95 exit towards 826 East (NW 167<sup>th</sup> Street) – SWC.
- Corner lot of ± 18,000 SF – C-Store: ± 2,263 – Canopy: ± 2,025 SF
- Zoning BU-1A
- Traffic count of 58,000 cars per day both sides as per DOT.
- Four (4) double sided MPD's with a total of 8 hoses.
- Two (2) double wall underground tanks of 12,000 gallons each installed in 2010 fully compliant.
- Assumable favorable Fuel Supply Agreement - \$50,000 deposit required by supplier.
- Property taxes of \$11,803 as of 2015
- **Asking price excludes the convenience store and fuel inventories to be paid at cost at closing.**
- Full time owner/operator will need very little training since it is fully operational.

*Please do not speak with anyone while visiting the Gas Station, Thank you.*

*Prior registration required by means of an accepted Confidentiality Agreement.*