

FOR SALE

CHEVRON GAS STATION

>>> Includes Business and Property <<<

- **Asking Price:** **\$2,900,000**
- **Address:** **12505 W Dixie Hwy, North Miami, FL 33161**
- **Loopnet:** **<http://www.loopnet.com/lid/19037107>**



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DIXON COMMERCIAL REAL ESTATE
Brokerage | Acquisition & Disposition of
Gas Stations

786.261.0472
www.GasStationExpert.com

DESCRIPTION:

- Do not visit without prior completing a Confidentiality Agreement.
- Do not speak with anyone in the property. Thank you.
- Long established & successful Gas Station Business & Property offered for sale in North Miami.
- Prime location with 24/7 traffic.
- C-Store Sales \$35,000 avg./mo with profit margin of $\pm 34\%$
- Gas Sales 85,000 gallons/month with a realistic pool margin of ± 0.26 cents/gallons/year
- Expected NOI of $\pm \$24,000$ /mo.
- Corner lot of $\pm 20,336$ SF fronting NW 125th Street and West Dixie Hwy. - Zoning C-2.
- Traffic count of 32,000 cars per day both ways as per DOT.
- Room to set up a hand car wash (subject to permitting).
- Buildings $\pm 7,419$ SF including canopy and other structures.
- Four (4) double sided MPD's dispensing gasoline and diesel.
- Three (3) double wall underground tanks of 10,000 gallons each installed in 2008 fully compliant.
- Fuel Supply Agreement has less than three (3) years to go.
- Low property taxes of \$13,483 as of 2013.
- Link to Loopnet: <http://www.loopnet.com/lid/19037107>
- Asking price excludes fuel and convenience store inventories.

*Please do not speak with anyone while visiting the Gas Station, Thank you.
Prior registration required by means of an accepted Confidentiality Agreement.*