

# FOR SALE

## CHEVRON GAS STATION – BUSINESS ONLY

- Asking Price: \$360,000
- Address: 2730 Sheridan Street, Hollywood, FL 33020
- Loopnet: <http://www.loopnet.com/lid/18989282>



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### DESCRIPTION:

- Chevron gas station for sale in Hollywood, FL (Broward County) – Just off of I-95 and Sheridan Street.
- Expected C-Store sales of  $\pm$  58,000/month and fuel  $\pm$  106,000 gallons/month
- Original lease 5 years (4 left) + 2 renewals of 5 years each.
- Residential surroundings and traffic from tourists, beach goers, boaters, landscapers, contractors and snowbirds.
- Boat access and deck on the back of the station (residential canal).
- High traffic count as per DOT 45,500 vehicles per day both ways.
- Well-maintained, excellent lay out with great potential for additional growth (i.e. Deli, Hand Car Wash and detailing, etc.)
- Although not currently in use, the station is Deli ready with sink, displays and counter space.
- One 10,000 gallons Diesel and two 12,000 gallons each Unleaded.
- Empty side lot available for hand car wash, flower stand, etc. (included with the rent)
- Link to Loopnet: <http://www.loopnet.com/lid/18989282>
- Convenience store, fuel inventories and deposits to be paid at cost at closing.

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