

FOR SALE

SHELL GAS STATION – BUSINESS ONLY

- **Asking Price:** \$289,999 - Price Reduced!
- **Address:** 6795 W 4th Ave (Red Road), Hialeah, FL 33012
- **Loopnet:** <http://www.loopnet.com/lid/18784976>



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

DESCRIPTION:

- Fully operational gas station Business offered for sale in Hialeah (Miami) - Miami-Dade County.
- Well organized with a large deli, and growing additional income centers such as Western Union (approved).
- Corner lot signalized: ± 29,970 SF – Structures: ± 4,781 SF - Full size fuel island canopy.
- Traffic count as per DOT 33,000 vehicles per day both ways.
- Expected C-Store sales of ± \$65,000/month and fuel ±79,000 gallons/month
- The station is very attractive with great potential for additional growth.
- Four double side MPD's with card readers
- Two 12,000 gallon tanks fully compliant.
- Link to Loopnet: <http://www.loopnet.com/lid/18784976>
- Convenience store, fuel inventories and deposits to be paid extra at closing.

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