

FOR SALE

COMMERCIAL PLAZA & GAS STATION

- *Asking Price \$5,400,000.00 - both properties*
- *2699 W. Oakland Park Blvd., Oakland Park, FL 33311 (Broward)*
- *Excellent Investment / Solid CAP's*
- <http://www.loopnet.com/lid/18854902>

Please do not visit without prior registering with Listing Broker who must accompany you at all times.
Please call or email to receive a Confidentiality & Non-Disclosure Agreement.



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DESCRIPTION:

- **Combination of a Commercial Plaza and Gas Station.**
- **Fully occupied Plaza with solid tenants - Building 11,482 SF - Overhang 475 SF - Land 107,059 SF**
- **Convenience Store selling estimated \$110,000/mo. Building 3,070 SF - Canopy 2,118 SF - Land 21,247**
- **Traffic count as per DOT 50,500 vehicles per day both ways.**
- **Expected C-Store sales of ± \$110,000/month and fuel ±65,000 gallons/month**
- **CAP's at full price: Gas Station 11.1% - Commercial Plaza's CAP 6.124%.**
- **Four double side MPD's with card readers.**
- **Two 10,000 gallon and one 12,000 gallon tanks fully compliant.**
- **Convenience store and fuel inventories to be paid at cost at closing plus deposits.**
- **This is our exclusive listing but registration of Buyers, Brokers and or Agents is required prior to receiving any additional information or visiting the properties.**

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