

FOR SALE

GAS STATION IN KENDALL (MIAMI) – Property & Business

>>> Outstanding Re-Development opportunity or as an operating Gas Station<<<

- **Asking Price:** \$2,250,000.00 - Inventories extra.
- **Address:** 9490 SW 72nd Street, Miami, FL 33173
- **Loopnet:** <http://www.loopnet.com/lid/18925920>



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DESCRIPTION:

- Excellent redevelopment opportunity or for continued use as a Convenience Store/Gas Station.
- Zoning BU-1A
- Located in the heart of Kendall (Miami) – Sunset Drive.
- **Outstanding location surrounded by large residential and business communities.**
- Traffic count as per DOT 42,500 vehicles per day both ways.
- No fuel supply commitment – Buyer may change brand and supplier.
- Expected sales \pm 106,000 gallons/mo. and \pm \$29,000/mo. in the store.
- Additional income centers: U-Haul, Car Wash (Rented), ATM, Vacuum, Lotto and propane refilling.
- Four dual gasoline dispensers and one additional single for diesel. They have been recently installed.
- The site has four (4) 10,000 gallon underground double wall fiberglass fuel tanks
- Total convenience store area \pm 468 SF – Canopy \pm 2,880 SF.
- Rectangular lot size of \pm 24,829 SF or \pm 0.570 acres - with large frontage to Sunset Drive.
- Additional storage on an outside shed.
- Software for inventory control.
- Link to Loopnet: <http://www.loopnet.com/lid/18925920>
- Convenience store / fuel inventories to be paid at cost extra at closing.
- This is an exclusive listing of Dixon Commercial Real Estate.

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