

ESSO + Liquor + C.Store (Windsor)				
Asking Price				\$ 2,000,000
Regular	991,705	0.07	Liters	\$ 69,419
Diesel & Premium	991,705	0.10	Liters	\$ 99,171
Cross Lease	1,983,410	0.05		\$ 99,171
Store Sale	388,520	0		\$ -
Cigarettes	116,556	10.0%		\$ 11,656
lotto	97,130	6.5%		\$ 6,313
C. Store	174,834	35%		\$ 61,192
Air Pump	150			\$ 1,800
ATM	150			\$ 1,800
Gross Income				\$ 350,521
For further details pls call HASEEB SHEIKH 647-988-4449/ 647-968-4449				
Expenses:	Comments			
Property Tax				\$ 9,700
Insurance				\$ 8,000
Credit Card				\$ 25,000
Bank Charges				\$ 2,500
Wages				\$ 74,620
Utilities				\$ 10,000
Bulloch				\$ 1,980
Maintenance/ Rental				\$ 5,000
Total Expenses:				\$ 136,800
Gross Profit				\$ 213,721
Cap rate				11%
For further details pls call HASEEB SHEIKH 647-988-4449/ 647-968-4449				
		Material		Comments
TANK (REGULAR)	75,000	DWFG		Operation Hours Weekdays: 6 AM - 8 PM Weekends: 10 AM- 4
Tank (Diesel)	50,000	DWFG		
TANK (SUPER)	20,000	DWFG		
High Diesel	3	NOZZLES	3	PMVeeder Root Sys
Pumps	4	NOZZLES	10	C. Store 1,200 S. F
Front 402 ft	Depth 90 ft	Bulloch system		Office + Washroom
For further details pls call HASEEB SHEIKH 647-988-4449/ 647-968-4449				
Comments : ESTIMATED NET PROFIT AFTER ALL EXPENSES (BEFORE MORTGAGE) All figures as per seller and are approximate not binding in detail. Real Estate Agent is not responsible as he makes no warranties express or implied as to the accuracy of this information. Buyer or his agent to carry out due dillgence and verify the information.				