

FULL SERVICE "BP" GAS STATION WITH SUCCESSFUL MCDONALD'S CO-TENANCY FOR LEASE

101 W Hill St, Thorp, WI 54771



OFFERING SUMMARY

Convenience Store
Rental Asking Price: **\$10,000.00/mo**

Annual NOI: Contact Broker
for Sales history

Lease Type: NNN

Building Size with
McDonalds SF: 5,742 +/-

Convenience Store
Size: **Approx.
3,000SF to be
verified**

Parking Spaces: 30 +/- surface
spots

Year
Built/renovated: 1977/2019/2024

Zoning: C-Commercial

Annual Property Tax
2023: \$25,121

PROPERTY HIGHLIGHTS

- **Stable customer base from McDonald's**
- BP recently spent approximately \$100,000 to rebrand the gas/convenience side of the property
- Gas station has long term proven sales track record (contact Broker for more information)
- High performing location for McDonald's (contact Broker for sales numbers)
- Strategically located along Highway 29 - the major east/west corridor connecting the Twin Cities and the Fox Valley with a major 4 lane divided highway
- Highway interchange location
- Car Wash attached for additional income once upgraded - Owner would consider a "rent reduction for car wash upgrade"
- Half an hour from Hwy. 53 and the Chippewa Valley Regional Airport
- 9% population increase since 2010
- Current Convenience Store operator is on a month to month lease
- Property Owner will also entertain "rent to own scenarios" from experienced gas station/convenience store operators
- **** Tenant abandoned in massive countrywide bankruptcy of its company. Ask for sales details of prior 2023 owners who demonstrated higher earning potential.**

JEFFREY HIRSCHFELD, ED.D.

CO #ER001314346

303.454.5425

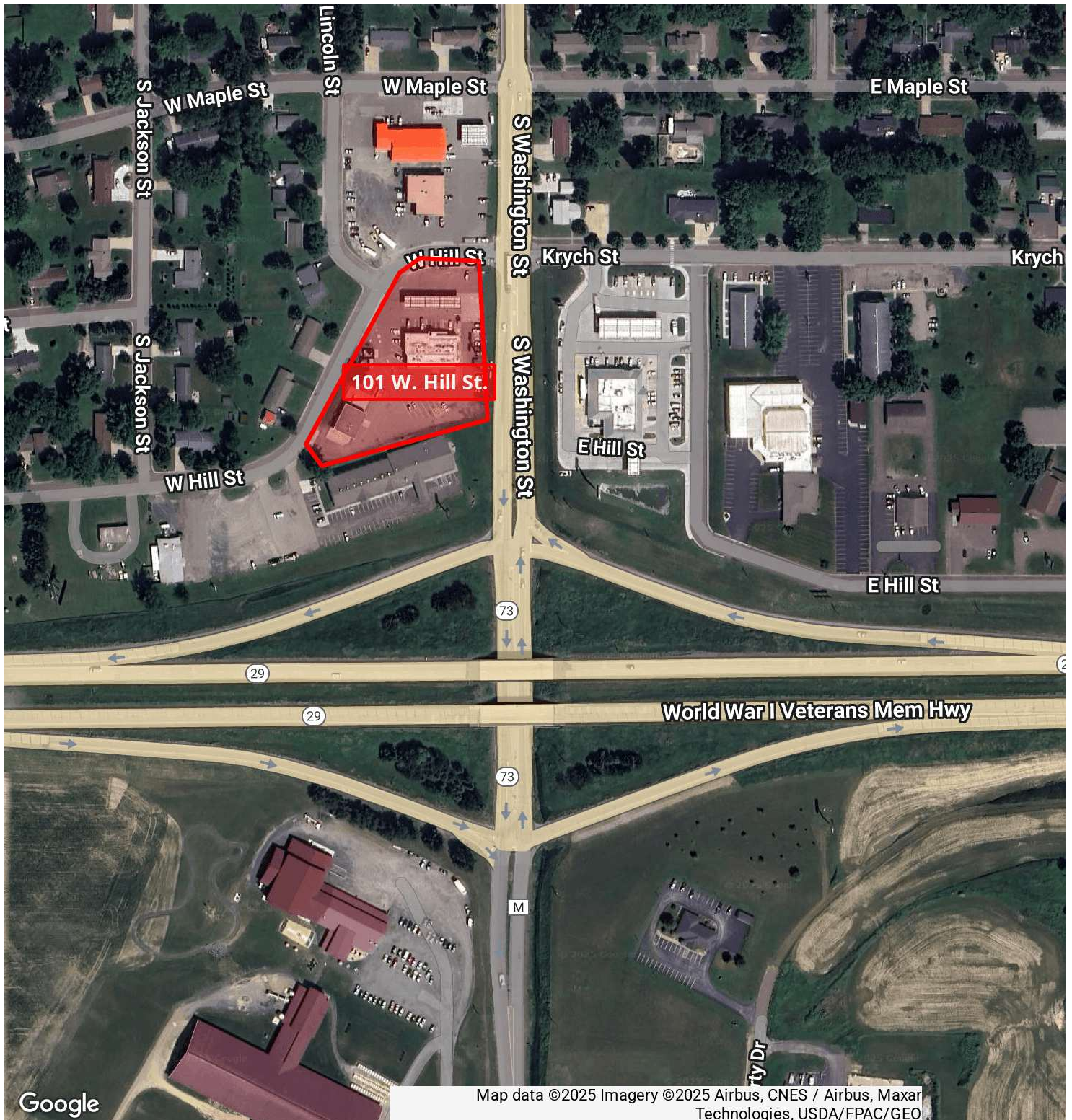
jhirschfeld@antonoff.com

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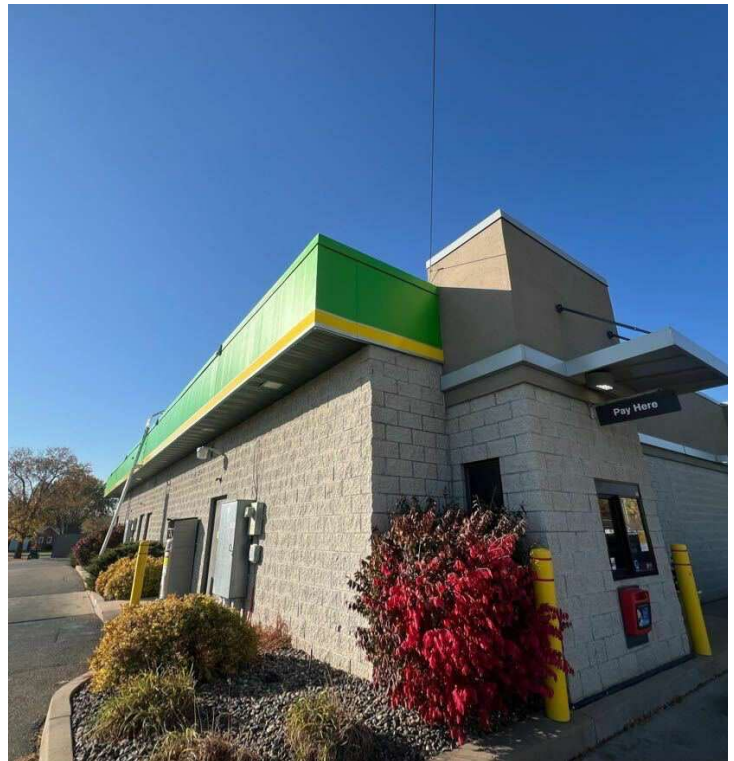
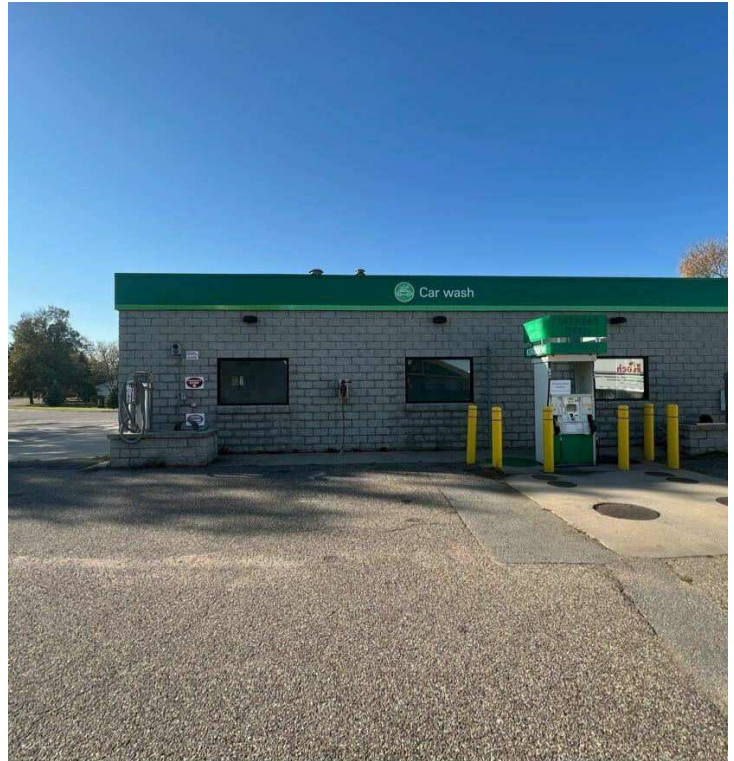
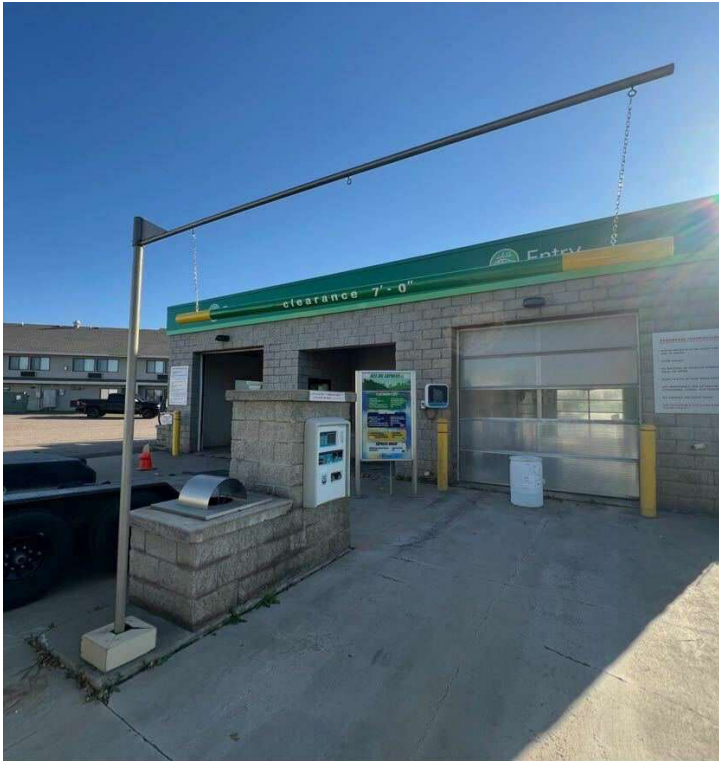
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