

FOR SALE

Operating Marathon Gas Station/C Store With Warehouse Bld.

16 W. Naperville Rd. Westmont, IL



PLEASE DO NOT DISTURB TENANTS/EMPLOYEES. Marathon Gas station on the north end of downtown Westmont for sale with one additional building. All sold as one conveyance. Two steel 10,000 gallon tanks with approx. 280,000 gal per yr. volume, 25 cents margin. C Store annual sales of \$550,000 (\$50,000 net Yr.) pumps are 6 years old, new POS with Apple Pay. Lottery commissions \$15,500 Yr. Gas Station is environmentally clean and is monitored on an annual basis. Nine years remaining with Marathon Oil contract but can be canceled. One additional building included in the sale. 1,500 SF Bld. with two overhead doors.



Mark Butler
MANAGING BROKER

(630) 707-3774
mark@markbutlerproperties.net
947 Maple Ave., Downers Grove, IL 60515
markbutlerproperties.net



Mark Butler Properties has been hired by the property owner to represent the property owner and will be compensated by the property owner for services rendered. No Dual agency is implied or agreed to unless executed by both parties. Information is subject to change or withdrawal and is not guaranteed. **Co-op brokers must be present for all showings/inspections.**

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Operating Marathon Gas Station/C Store With Warehouse Bld.

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Zoning: B-1 (Westmont)

Building Size:

Gas Station: 1,008 SF

Whse: 1,500 SF

Occupancy: Month to Month.

Monthly Rent: \$1,700.00

Ceiling Ht: 16'

Overhead Door: 12'H x 19' 10W

10'H x 19' 10W

Asking Price: \$795,000.00



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