

\$8,200,000

**For
SALE**

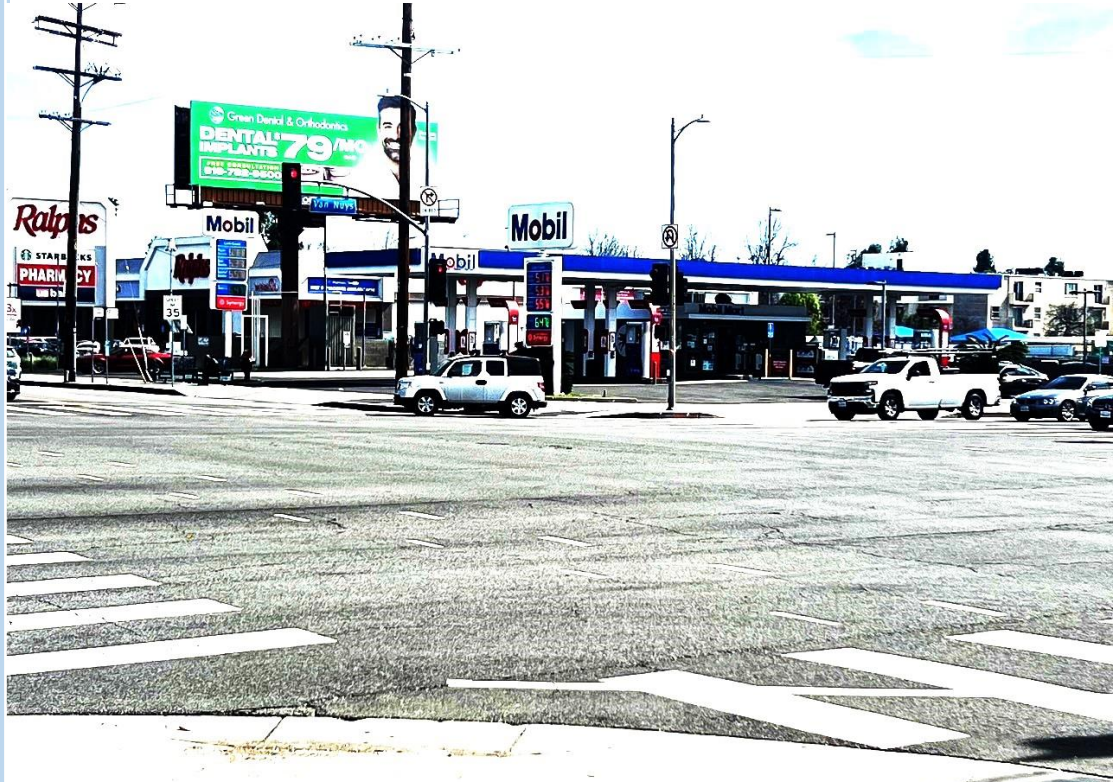
Mobil Station with C-Store, Sherman Oaks, CA (including Real Property)

This station is located at the busy signalized corner of Van Nuys Blvd and Burbank Blvd, on famous new/used auto dealership strip. Surrounded by national franchised businesses and auto dealers.

Store is about 800 SF and land is 20,205 SF. 4 DWF underground storage tanks (8k, 8k, 10k, & 12k) and 6 Fuel Dispensers. The Billboard brings in about \$2000 monthly rental income and it is month-to-month lease.

3 years left on Mobil Contract. Store has B&W license.

BUSINESS ALONE IS ALSO AVAILABLE FOR SALE WITH OPTION TO PURCHASE THE REAL PROPERTY.



5560 Van Nuys Blvd, Sherman Oaks, CA 91401

ICOA, INC.

*Gas Station Sales
Specialist*

Features Include: 20,205 SF land with approx. 800 SF market, with B&W license. Pumps about 45k at 95 ct & market doing \$60,000/mo + 36k in Lottery. Billboard pays about \$2,000 rent. Mobil contract ends in July 2028. Contract cannot be terminated before that date. 4 DWF tanks and 6 MPD's. Ralph market is seeking to lease this property without

Potentials: There is room to add car wash. One tank may be converted to E-85. Market can be expanded by 400 SF easily, subject to city approval. This location will pump a lot more without Mobil brand once the contract is cancelled. An aggressive dealer may pickup fuel accounts from neighbor auto dealers.

For more information please call: Alex Shapouri (310) 985-8777 icoa1@aol.com