



ARCO AMPM Gas Station For Sale

This ARCO AMPM gas station is prominently located on State Highway 86 in the city of Westmorland, Imperial County, California. Situated 39 miles from the Calexico Customs and Border Crossing, the station benefits from high traffic flow and serves as a key destination within the El Centro Metropolitan Area.

Key Features:

- **Fuel Sales:** The station averages 85,000–95,000 gallons of fuel sold per month, with a profit margin of \$0.60 per gallon.
- **Convenience Store Revenue:** The convenience store generates approximately \$85,000 in monthly sales, with an average profit margin of \$0.35. It features popular brands and services, including Crispy Krunchy Chicken, Little Caesars Pizza, and Glamis Passes, attracting a diverse customer base.
- **Truck Stop Amenities:** This site doubles as a truck stop, catering to long-haul drivers and travelers.

- **Energy Efficiency:** The property is equipped with a solar panel system, reducing operating costs and promoting sustainability.

Property Type ARCO Gas Station with C-Store with 13 years left on the supply oil agreement.

Property Location SEC of Hwy 86 & G Street

Year Built 1997

Existing Build SF 3,000 SF Lot Size 2.02 Acres

Pumps: 6 MPDs | Gilbarco 700S Pumps w/ EMV Upgrade & Credit Cards Fuel Contract: 'Marathon Petroleum'

- Double-Wall Fiberglass USTs:3 Tanks: Reg (1 - 12K) / Prem (1 - 12K) Diesel (1 - 12K)

- Solar System

Address:

300 West Main Street, Westmorland, CA 92281

This well-established business offers multiple income streams and a strategic location, making it an excellent investment opportunity.

For further details, please inquire.

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