



76 Gas Station, Separate Diesel Station, Food Mart with Beer & Wine and Propane Refill

Address: 8004 Hwy 111, Niland, CA 92257

Business + Real Estate: \$2,600,000 + Inventory

PROPERTY / BUSINESS SUMMARY:

- Building Size:** +/- 1,400 SF **Property Size:** +/- 41,098 SF (0.94 AC)
- APNs:** 021-132-013 & 021-132-014
- Pumps:** 6 MPDs | 12 Fueling Positions
- Fuel Supply Agreement:** Buyer to Assume Existing Agreement (+/- 6 Years Remain)
- Double-Wall USTs:** (1) 10,000 Gallon (split 5K Premium & 5K Diesel)
(1) 8,000 Gallon (Regular)
USTs Installed 1991
- ABC License:** Yes - Type 20 Beer & Wine
- Tobacco License:** Yes
- Lottery License:** Yes
- Hours of Operation:** 5am - 10 pm
- # of Employees:** 4 (Part Time: 2) (Full Time: 2)
- Financials:** See Page 2 For Financial Information

COMPLETE NON-DISCLOSURE AGREEMENT:



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Business. You and your advisors should conduct a careful, independent investigation of the Business to determine to your satisfaction the suitability of the Business for your needs.

FOR LISTING INFORMATION
PLEASE CONTACT:



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THE GAS BROKER™

- ✓ **GAS STATION SALES**
- ✓ **FINANCING SOLUTIONS**
- ✓ **CONSULTING**
- ✓ **FREE GAS STATION VALUATION**

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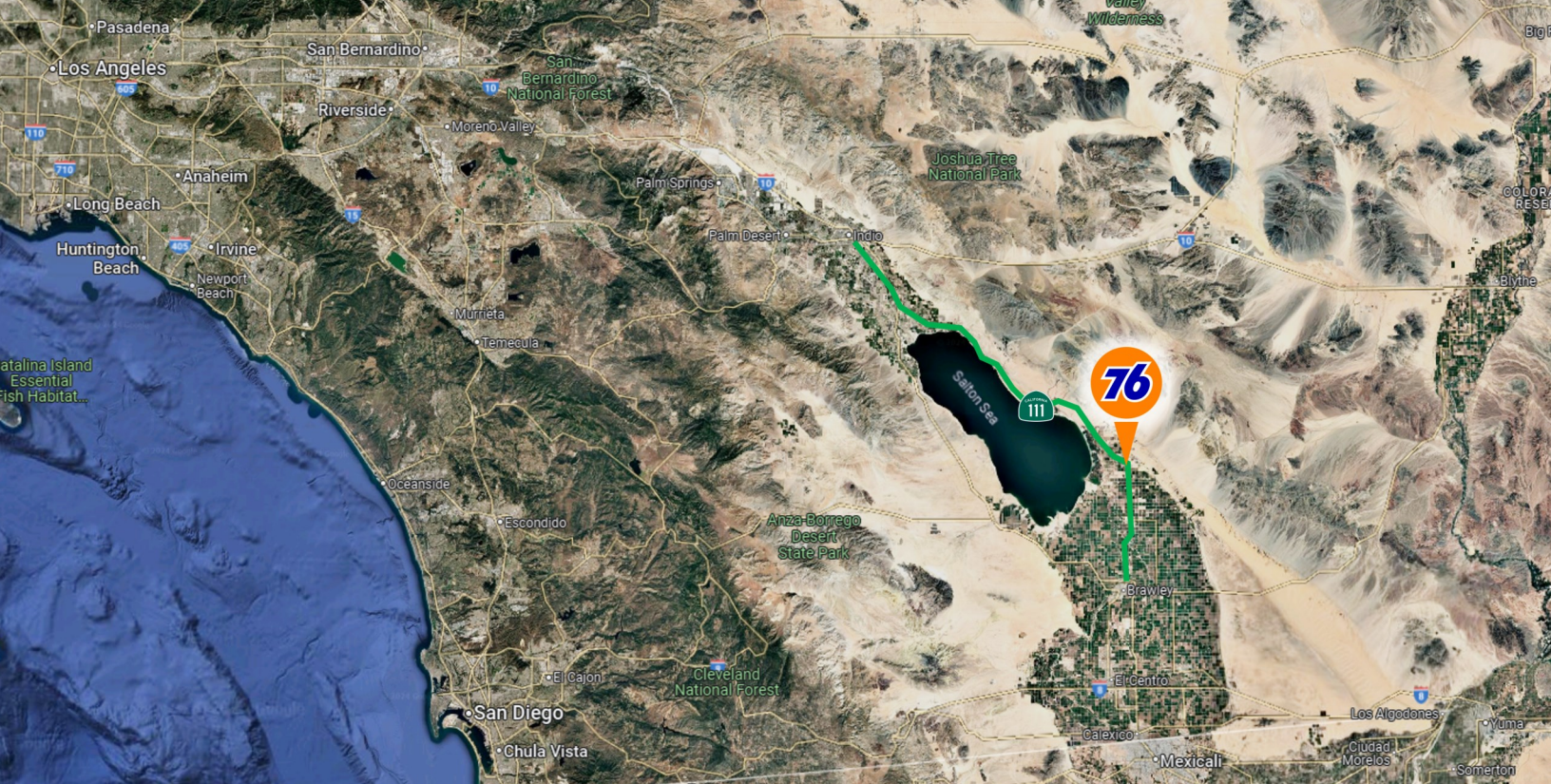
Gasoline Sales:	+/- 13,000 - 15,000 Gallons/mon (Includes Diesel)
Gasoline Margin:	+/- \$2.00 CPG
Gasoline Gross Profit:	+/- \$28,000/mon
Food Mart Sales:	+/- \$60,000/mon (Includes Beer & Wine + Propane)
Food Mart Margin:	+/- 50%
Food Mart Gross Profit:	+/- \$30,000/mon
<u>Additional Income:</u>	+/- \$1,000/mon
Est. Gross Profit:	+/- \$59,000/mon

Expenses:

Est. Expenses Before Debt:	+/- \$25,000/mon
Est. Net Income Before Debt:	+/- \$34,000/mon
Est. Net Income Before Debt:	+/- \$408,000 (Year 1)

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This is a rare chance to own a high-margin business in a low-competition area with built-in demand from both locals and commercial trucking traffic. The combination of diesel and gasoline sales, a profitable convenience store, and an exclusive beer & wine license ensures diverse and consistent revenue streams.

Key Features:

Prime Location: Situated on Highway 111, a major route connecting the agricultural heartland of Southern California to larger urban areas, this gas station benefits from consistent traffic. Popular tourist areas surrounding the station include Glamis, Salvation Mountain and Slab City, CA. Its remote location ensures minimal competition while serving the needs of the local community, farmers, and passing travelers.

Diesel Pumps for Trucks: The station is equipped with (4) diesel pumps that cater specifically to agricultural trucks and commercial vehicles. This is an ideal stop for trucks servicing the nearby farming operations, ensuring steady, dependable fuel sales from a niche, underserved market.

Convenience Store with Beer & Wine Sales: The convenience store generates high-margin revenue with essential items for locals and travelers alike. In addition to groceries, snacks, and essentials, the store is licensed to sell beer and wine, which drives significant profits. The store is a staple in the Niland community.

High Profit Margins & Low Operating Costs: This station operates with high profit margins, thanks to low overhead and steady traffic. The remote location allows for lower operational costs compared to stations in more populated areas, enhancing profitability.

Financial Highlights:

Phenomenal Price: The asking price offers incredible value for both the business and the real estate, providing a solid foundation for long-term wealth generation. With an established customer base, consistent traffic, and diverse revenue streams, this station is the best priced gas station on the market!

Financing Available: Flexible financing options make this an accessible opportunity for investors looking to expand their portfolio or break into the gas station market.

Contact us today to learn more about this unique property!





GAS CANOPY



CANOPY & BUILDING



DIESEL PUMPS



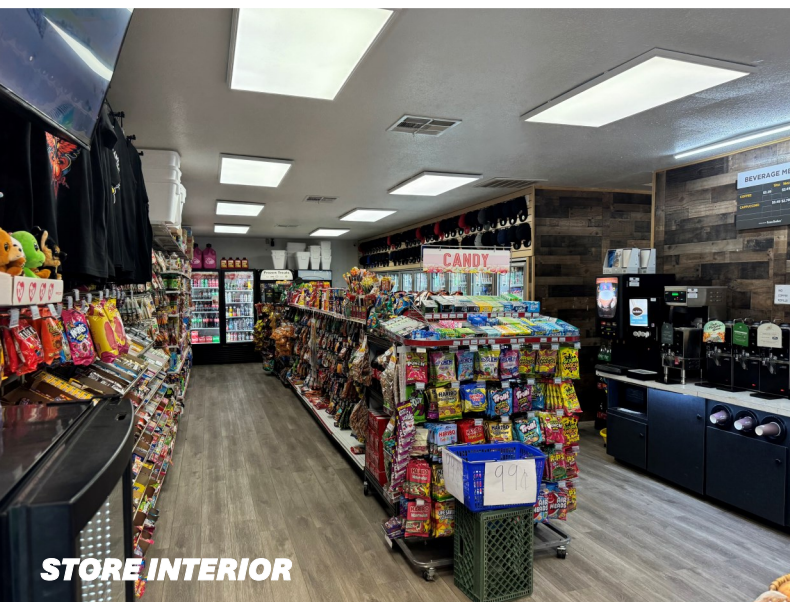
DIESEL PUMPS



COFFEE & HOT FOODS



PROPANE REFILL



STORE INTERIOR



BEVERAGE COOLERS

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