

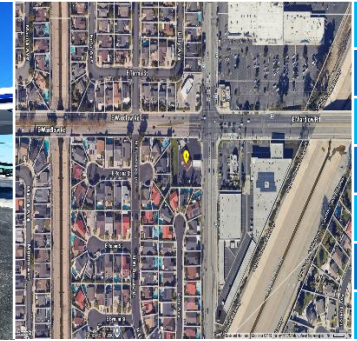
\$4,700,000

For
SALE

Arco Gas Station with C-Store, & Bays, Long Beach, CA (Real Property included)

This station is located at signalized corner of Wardlow Rd. & Norwalk Ave, with no competition on same corner. About 32,856 SF land and over 1,711 SF Building. Part of the property is not in use and can be rented out or built to suit. Room to add charging stations. Pumps are brand new. 2-Bay garage is leased out for \$3,000/mo. The station was remodeled within last 12 months. Pumping 133K at 35ct, and Store sales about \$1000 per day.

There is a \$3M private loan at 10% interest per annum on this property, which buyer may assume it for now and refinance it later. 13 years left on Arco contract. Possible to get ABC license. Property & Business has been appraised above \$5M recently,



8090 E Wardlow Rd, Long Beach, CA 90808

ICOA, INC.

*Gas Station Sales
Specialist*

Features Include: Large piece of property. Brand new pumps. The entire property has new asphalt covering. All tanks are DWF (12k, & 2 10K). Possible to convert one tank to E-85 or Diesel. City won't allow car wash at this site. The unimproved lot may be leased out or owner may build apartment building

Potentials: Add charging station to the property. Add Lottery and Beer & Wine license. Unimproved property in the rear can be built to suit or rented out for 5K. Can expand the store and convert the whole auto shop to larger store, or join Am/Pm. Arco may pay for the conversion.

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