

# FOR SALE

## DETROIT GAS STATIONS | 5 LOCATIONS



### DETROIT GAS STATIONS HIGHLAND PARK AND DETROIT, MICHIGAN

#### HIGHLIGHTS:

- Detroit Gas Stations For Sale | 5 Locations
- Properties can be purchased individually or as a package
- Ideal for either investment or owner/operator
- 8 pumps per location
- Major upside potential | Limited supply of gas stations in immediate market area
- Opportunity to acquire a critical mass of well-positioned stations with long records of profitability
- Each station positioned on corner lots in close proximity to nearby expressways
- Mix of creditworthy franchisees | Clark, BP, Citgo, MetroPCS
- Traditional service station amenities | Convenience store, 24-hour access, ATM, onsite parking

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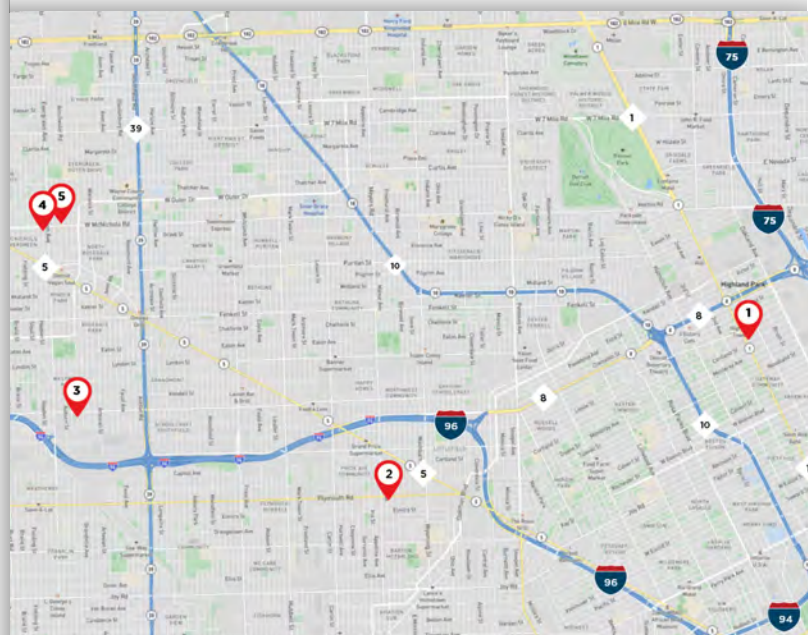
FOR MORE INFORMATION PLEASE CONTACT:



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## SUMMARY **5 LOCATIONS**

LOCATION	BUILDING	TENANT	LEASE EXP	PUMPS	FUEL SUPPLY
1. 12551 Woodward Ave	Highland Park, MI 48203	BP	5/01/2024	8	Agreement through 2026
2. 11600 Meyers Rd	Detroit, MI 48227	Citgo	2/01/2026	8	Agreement through 2031
3. 19444 Schoolcraft Rd	Detroit, MI 48223	Clark	11/01/2023	8	Agreement Open
4. 20121 W McNichols Rd	Detroit, MI 48219	Citgo	9/17/2023	8	Agreement through 2026
5. 19830 W McNichols Rd	Detroit, MI 48219	Citgo	10/01/2026	8	Agreement through 2026

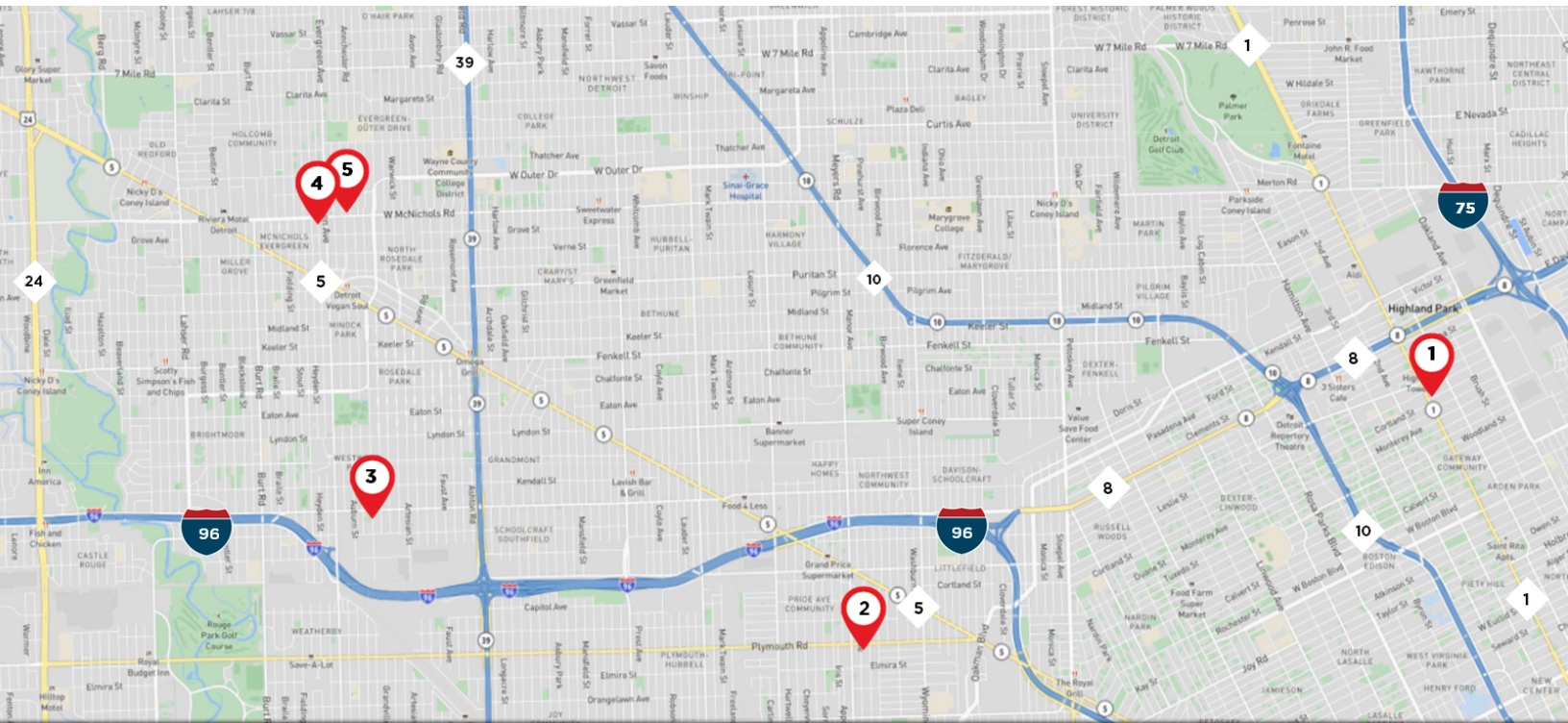




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## FINANCIAL SUMMARY

LOCATION		GALLONS/MO.	C-STORE SALES	NOI	SALE PRICE	
1.	12551 Woodward Ave	Highland Park, MI 48203	±50,000	±\$32,000	\$28,752	\$700,000
2.	11600 Meyers Rd	Detroit, MI 48227	±20,000	±\$42,000	\$25,949	\$500,000
3.	19444 Schoolcraft Rd	Detroit, MI 48223	±35,000	±\$60,000	\$35,815	\$725,000
4.	20121 W McNichols Rd	Detroit, MI 48219	±30,000	±\$52,000	\$27,770	\$750,000
5.	19830 W McNichols Rd	Detroit, MI 48219	±35,000	±\$85,000	\$72,230	\$1,000,000





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PROPERTY **PHOTOS**

