

\$3,100,000

**For
SALE**

This station/truck stop is located off Hwy 395 in Adelanto, CA (NW of Victorville).

Station pumps 55,000 Gallons per month on average @ 50ct or more margin, and store is doing \$65,000, including \$10,000 in Deli.

Sales Gas & Diesel.

6 new dispensers & 2 DWF tanks (10K, and a 20k, split into 12k and 8k). New LED Price Sign was installed in 2021.

73,181 SF land and 3,876 SF Bldg.

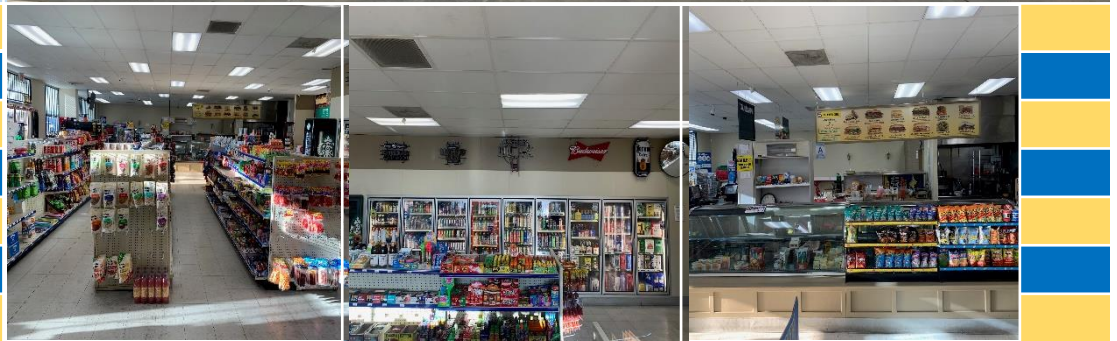
Built in year 2000

HAS BEER & WINE

LICESNE

Business Hrs: 6:00 am 9:00 pm.

Independent Station with C-Store, OFF HWY 395, Adelanto, CA (Real Property Included)



16898 Sportsman Center, Adelanto, CA 92301

ICOA, INC.

*Gas Station Sales
Specialist*

Features Include: DWF tanks, one split in two sections. 6 new fuel dispensers. Large store with BEER & WINE license. Sitting area for deli section. Next to a stadium and when there is an event at the stadium, the sales jumps up. Qualified for SBA loan. Great books and records. No contamination

Potentials: May add more pumps for diesel and promot diesel sales. New warehouses and new homes scheduled to be built along HWY 395 and across from the service station. Area is expanding enormously. Stadium next to the station is scheduled to go under renovation.

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