

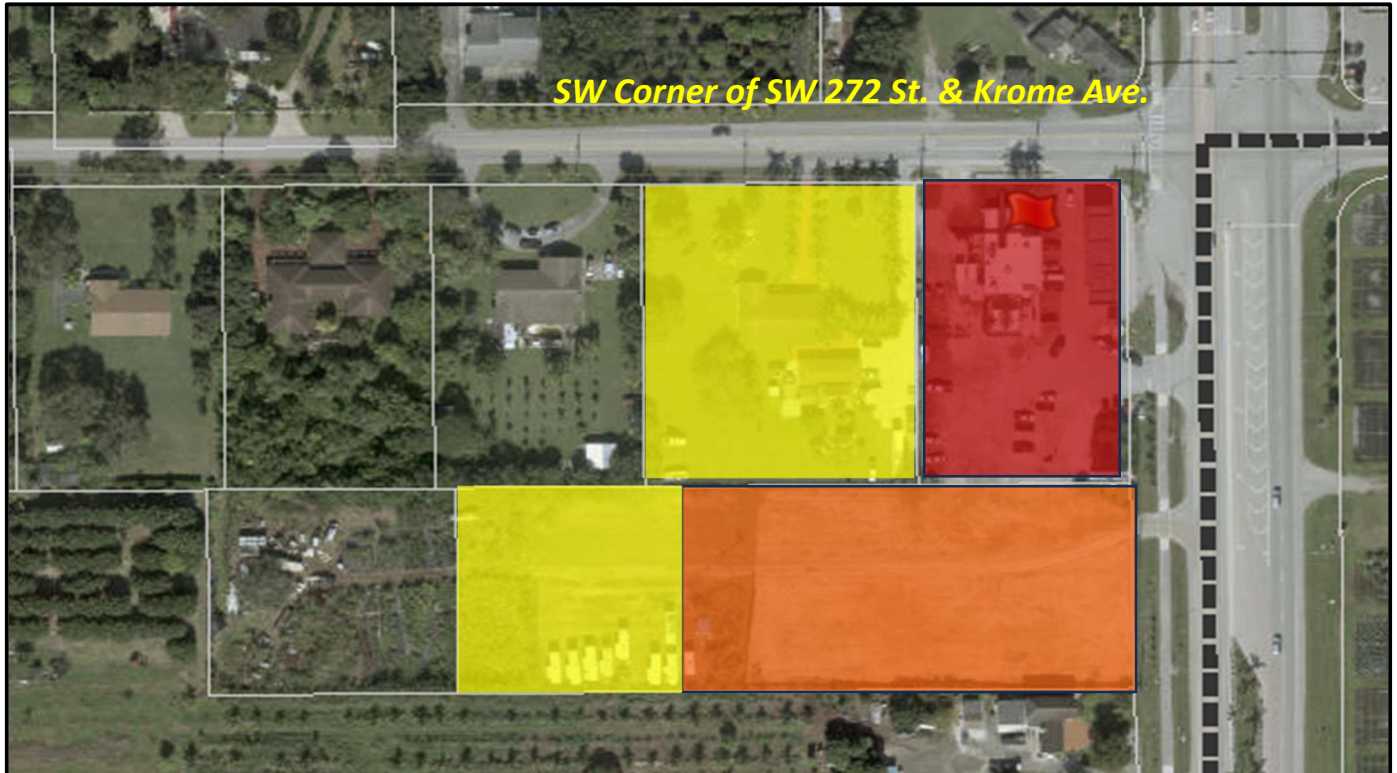


MIDTOWN REALTY INTERNATIONAL, INC.

11550 SW 72 Street; Miami, Florida 33173

(305) 253-5600
(305) 255-0000
Fax: (305) 253-2967

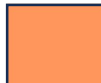
FOR SALE – Land Totaling 288,344 sqft., / 6.62 Acres
Includes Gas Station Business w/Property



ASKING PRICE \$18,500,000.00 + Inventories of gasoline and food mart
*** INCLUDES ALL FOUR LOTS**



Zoned BU-1A



Zoned BU-1



To be Zoned BU-1

Zoning opens the door to a wide range of business opportunities.
High-traffic truck stop, thriving retail center, or a full-service restaurant, this property is ready to meet any vision.

AlhPR 272a R

For more information contact "The Gasoline Station Specialist"®

Albert Hernandez, Broker-Salesman 786-580-5481- Office, 305-815-2053-Cell gasolinealbert@aol.com

Alex Hernandez P.A. 786-580-5482-Office, 305-282-1837-Cell gasolinealex@gmail.com

www.buygasstations.com

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(Sales & Expenses Brochure)

MARATHON GAS STATION 8 FUELING POSITIONS FOOD MART WITH DELI/CAFETERIA

27200 SW 177 Ave., Homestead, FL 33031

BUSINESS & PROPERTY

Inventory of gasoline and food mart paid separate at closing.

<u>PRODUCT/SALES</u>	<u>MONTHLY/AVERAGE/SALES</u>	<u>MONTHS AVERAGE</u>
Gallonge: <i>Gasoline</i>	Selling average of 40,000 gallons per month at approx. \$0.30 per gallon profit.	\$144,000.00
<i>Diesel</i>	Selling average of 21,000 gallons per month at approx. \$0.30 per gallon profit.	\$ 75,600.00
Food Mart & Deli	Selling average of \$115,000.00 monthly at 30% profit	\$414,000.00
Lotto	Selling \$90,000.00 monthly at 5% profit	\$ 54,000.00
Misc. Income:	ATM, Miscellaneous & Rental Income \$10,000.00 per month	<u>\$120,000.00</u>
YEARLY AVERAGE GROSS PROFIT:		\$807,600.00
Yearly Expenses:	Utilities & Elec. \$ 32,000.00 Insurance/Liability \$ 16,000.00 Real Estate Taxes \$ 16,895.00 (2024) Misc. & Credit Card Fee \$ 84,500.00 Payroll and Taxes <u>\$310,000.00</u> (8 employees)	
AVERAGE YRLY OPERATING EXPENSES:		\$459,395.00
YEARLY NET OPERATING INCOME (NOI) AVERAGE:		\$348,205.00

Notes: This Marathon Gas Station is open 12 hours daily. Located in the rural area of Homestead, Miami-Dade County, FL. Lots of traffic. There are 2 x 12,000-gallon gasoline & 1 x 12,000 gallon diesel double wall fiberglass above ground in compliance fuel tanks. Large Food Mart with 10 door cooler and Deli/Cafeteria. Large, signalized corner. The lot is 55,730 square feet, approx. 1.28 Acres. Privately owned. 7 years remaining in the Fuel Supply Agreement. Zoned BU-1A

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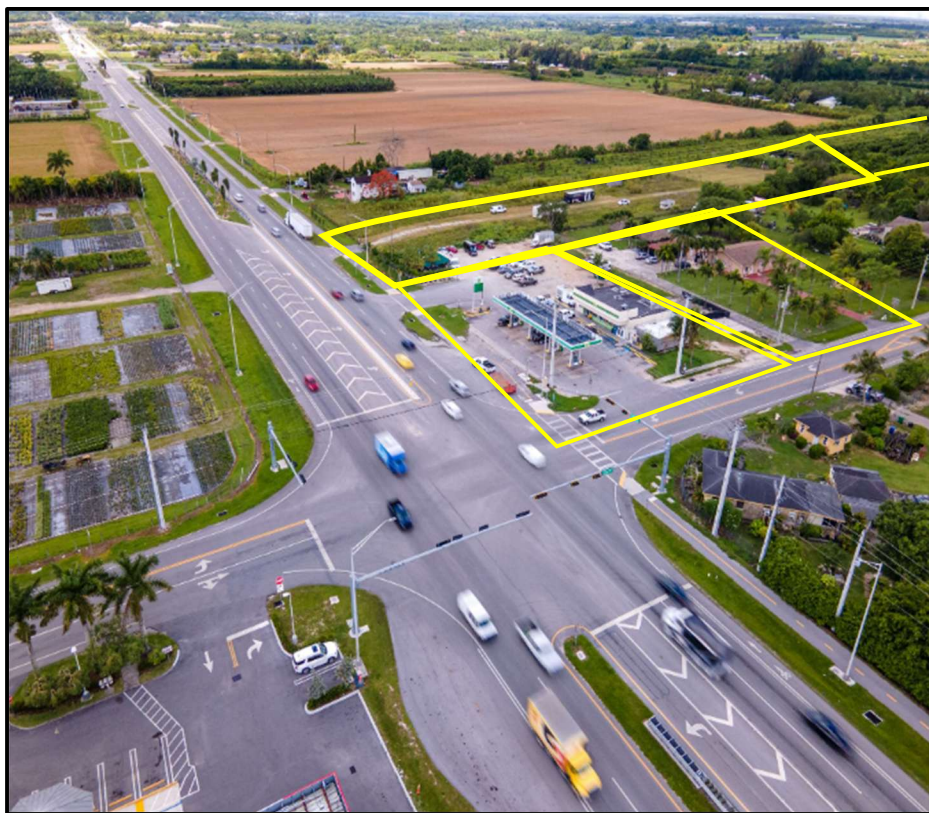
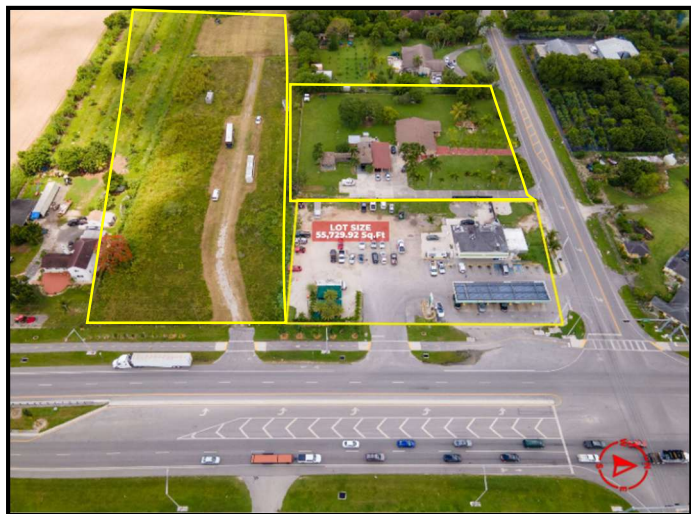
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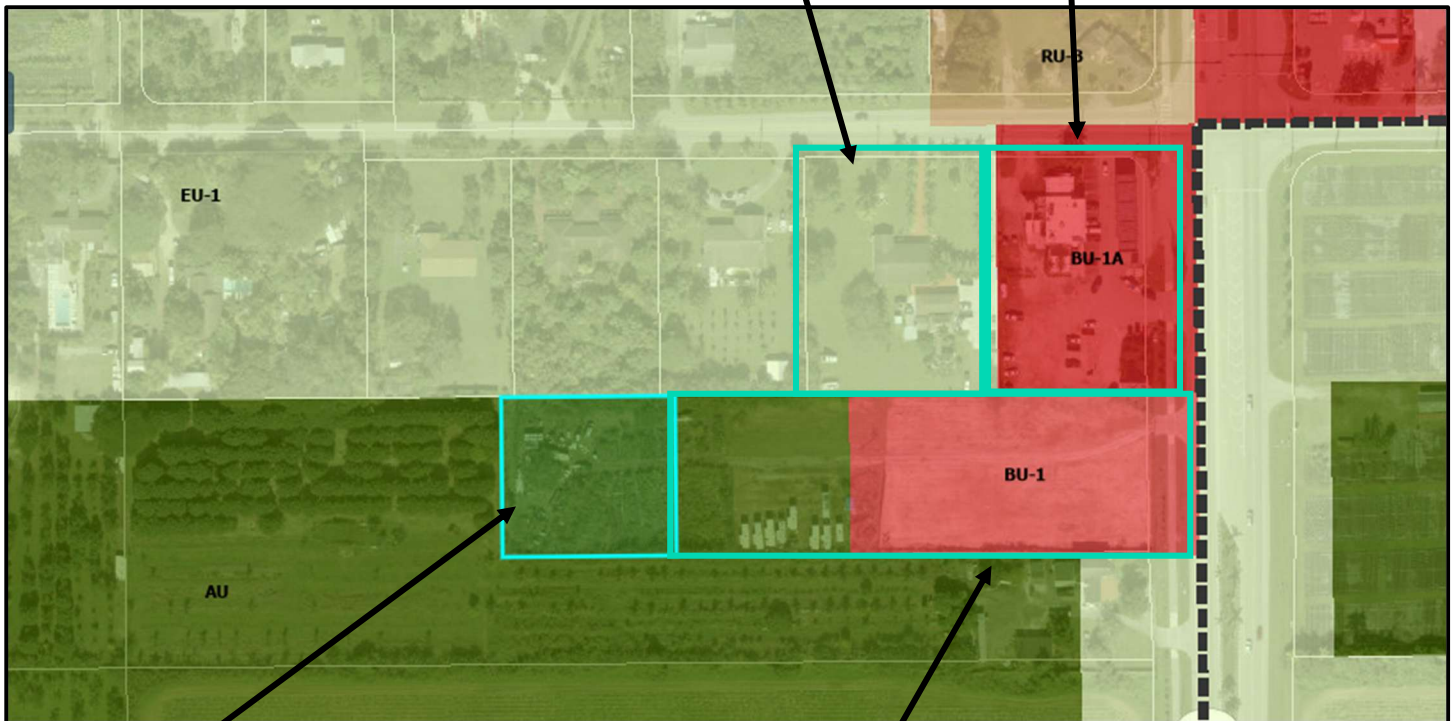
Land Parcels Land Management Zoning Layout

Total 288,344 sqft., / 6.62 Acres

*Presently Zoned EU-1 (To Be Zoned BU-1)
70,567 sqft / 1.62 Acres*



*Gas Station
Zoned BU-1A
55,730 sqft.
1.28 Acres*



*Land Parcel 43, 386 sqft .996 Acres
Presently Zoned AU (To be Zoned BU-1)*

*Land Parcel 118,661 sqft., 2.72 Acres Presently Zoned BU-1 for
65,344 sqft. of the 118,661 sqft., 53,317 remaining sqft. Presently Zoned
AU (To be Zoned BU-1)*

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