

FOR SALE

13883 FOOTHILL BLVD, SYLMAR, CA 91342 | \$12,000,000

ARCO Gas Station

Lot Size: 17,424 SF | Building Size: 2,978 SF | Zoning: LAC2



INCOME:

- **Fuel:** 240,000 Gallons @ 40 c margin: \$96,000
- **C-Store:** \$70,000 @ 35% margin: \$24,500
- **Lotto:** \$33,000 @ 6% margin: \$2,000
- **Air, Water, Propane:** \$1,500
- **Mechanic Shop Rental:** \$5,600

PROPERTY HIGHLIGHTS:

- 2 Two, 20,000 Double-Wall Underground Tanks
- 6 Pumps EMV
- The potential improvement
- High Traffic Count
- Excellent Exposure
- In & Out is coming soon across the street

NOTE: Please don't disturb the current tenants. Thank you!

*Don't miss this rare opportunity to own an investment with diverse income sources!
Contact us if you are considering selling your gas station or car wash!*



SARKIS GHAZARYAN, MBA
REALTOR® | DRE 01963359

818 288 1133

sarkis.g@kw.com
sarkisghazaryan.kw.com

kw STUDIO CITY
KELLERWILLIAMS. REALTY

12711 Ventura Blvd. | Ste. 110 | Studio City, CA 91604
Gas Station | Car Wash | Investment

