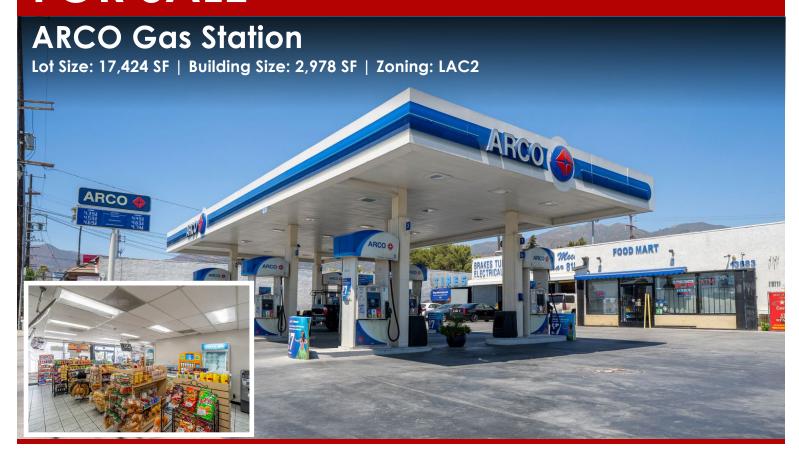
FOR SALE 13883 FOOTHILL BLVD, SYLMAR, CA 91342 | \$12,000,000



INCOME:

240,000 Gallons @ 40 c margin: \$96,000 Fuel:

C-Store: \$70,000 @ 35% margin: \$24,500

Lotto: \$33,000 @ 6% margin: \$2,000

Air, Water, Propane: \$1,500

\$5,600 Mechanic Shop Rental:

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

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

