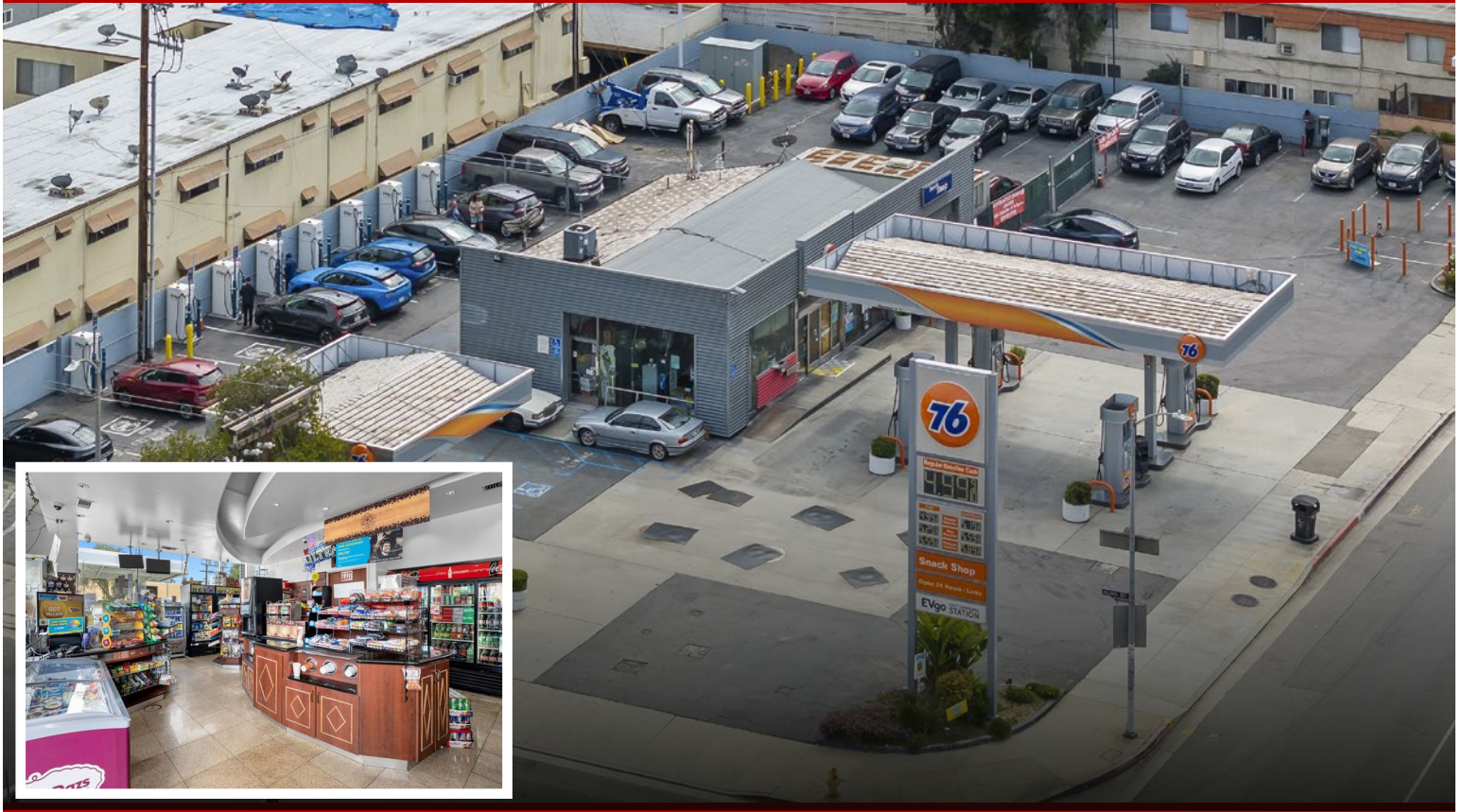


FOR SALE

4654 LAUREL CANYON BLVD, VALLEY VILLAGE, CA | \$10,900,000



INCOME:

- **Gasoline:** 53k Gal @ \$0.55 margin | \$30,000
- **C-Store:** 35k @ 35% margin | \$12,250
- **Lotto:** 7k @ 6% margin | \$420
- **Propane/Air/Water:** \$900
- **EV Charging Station Rent:** \$3,300/Month
- **Auto Parking Rent:** \$3,300/Month

PROPERTY HIGHLIGHTS:

- High Visibility with premium signage
- Extremely High Traffic Count
- 2 double Wall Tanks (20K Each)
- Possible Development Site for Multifamily
- 6 Pumps (EMV Upgraded)
- 8 EV Charging Station

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

ROBIN GAUR
REALTOR® | DRE 01832992

818 836 8337

robin@forwardone.com
Forward One Real Estate



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

Keller Williams Real Estate DRE 01428774. Keller Williams Realty is an independent member broker, does not guarantee the accuracy of squarefootage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. If your property is listed with another Broker, this is not a solicitation. Each office is independently owned and operated.

