

FULL SERVICE "BP" GAS STATION WITH SUCCESSFUL MCDONALD'S CO-TENANCY

101 West Hill Street, Thorp, WI 54771



OFFERING SUMMARY

Sale Price:	Contact Broker for Pricing
Annual NOI:	\$960,000* *2023 Business **income including McDonald's rent
Building Size with McDonald's:	5,742 +/-
Parking Spaces:	30 +/- surface spots
Lease Type:	NNN
Year Built/renovated:	1977/2019/2024
Zoning:	C-Commercial
Annual Property Tax/2023:	\$25,121

PROPERTY HIGHLIGHTS

- **Owner/Operator opportunity with stable income from McDonald's**
- BP recently spent approximately \$100,000 to rebrand the gas/convenience side of the property
- Gas station has long term proven sales track record (contact Broker for more information)
- High performing location for McDonald's (contact Broker for sales numbers)
- Strategically located along Highway 29 - the major east/west corridor connecting the Twin Cities and the Fox Valley with a major 4 lane divided highway
- Highway interchange location
- Car Wash attached for additional income once upgraded
- Half an hour from Hwy. 53 and the Chippewa Valley Regional Airport
- 9% population increase since 2010
- Current Convenience Store operator is on a month to month lease
- Property Owner will also entertain long term Lease from experienced gas station/convenience store operators
- **** Tenant abandoned in massive countrywide bankruptcy of its company, previous owners (prior to 2023) demonstrated higher earning potential**

JEFFREY HIRSCHFELD, ED.D.

303.454.5425

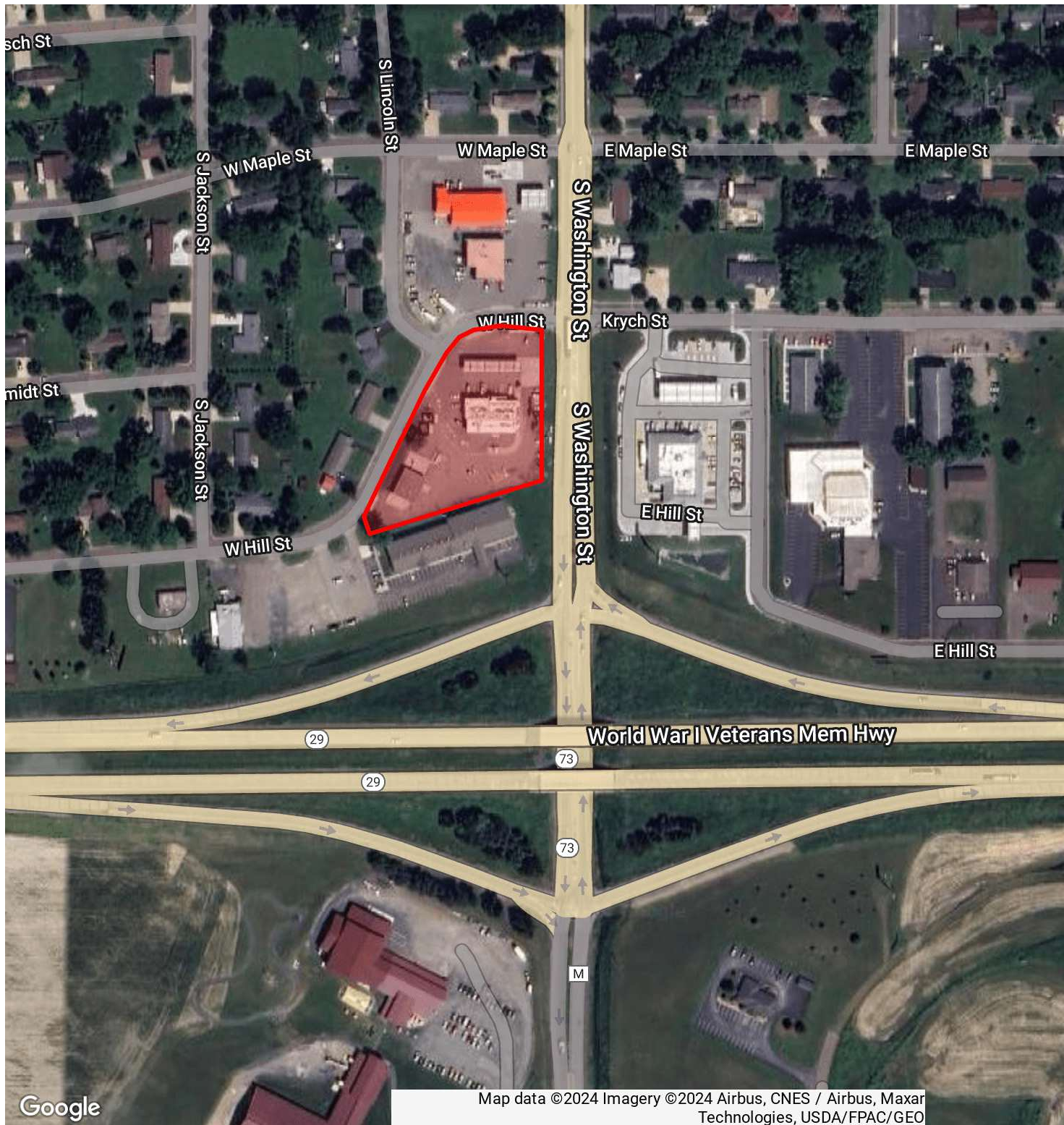
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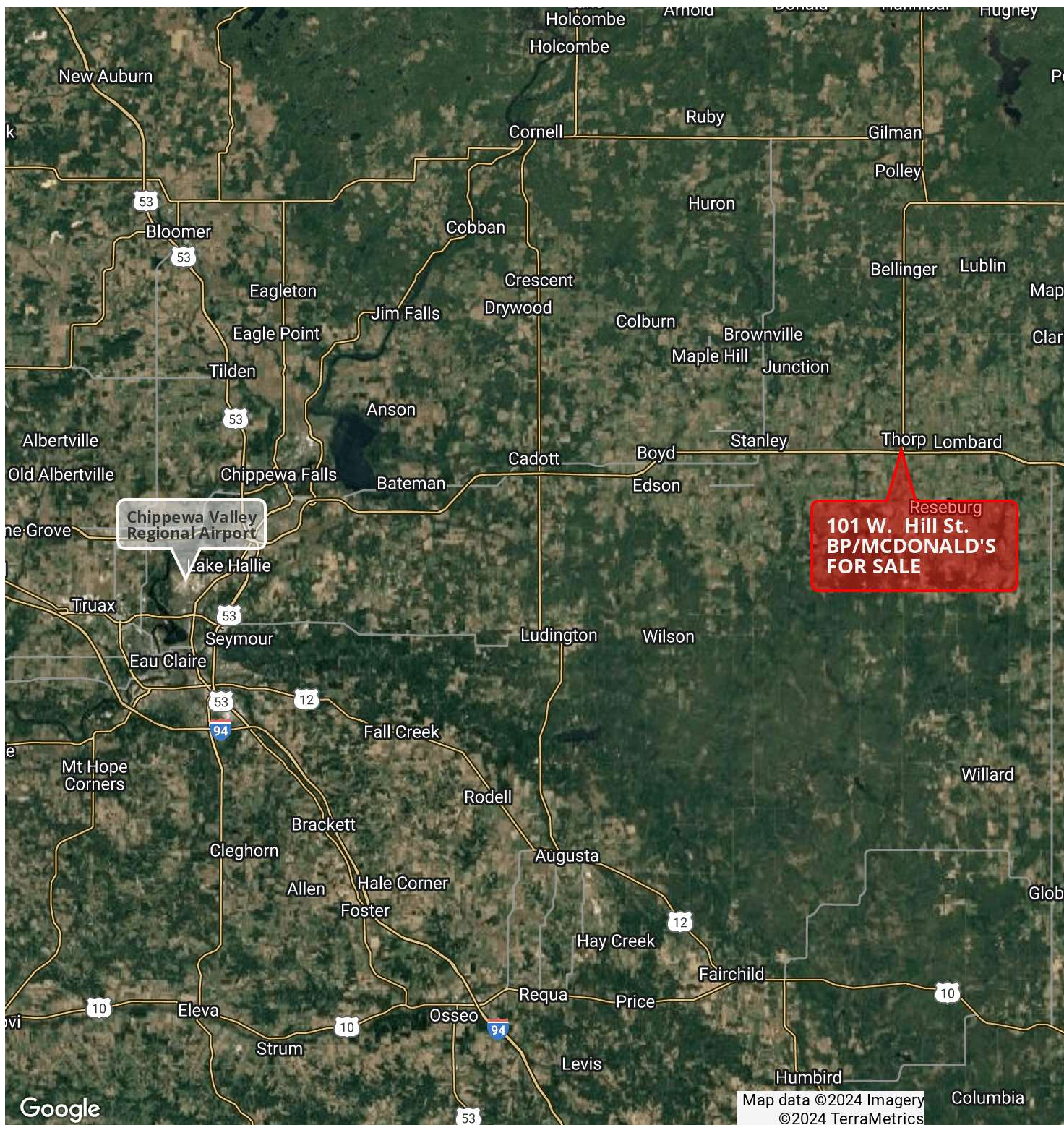
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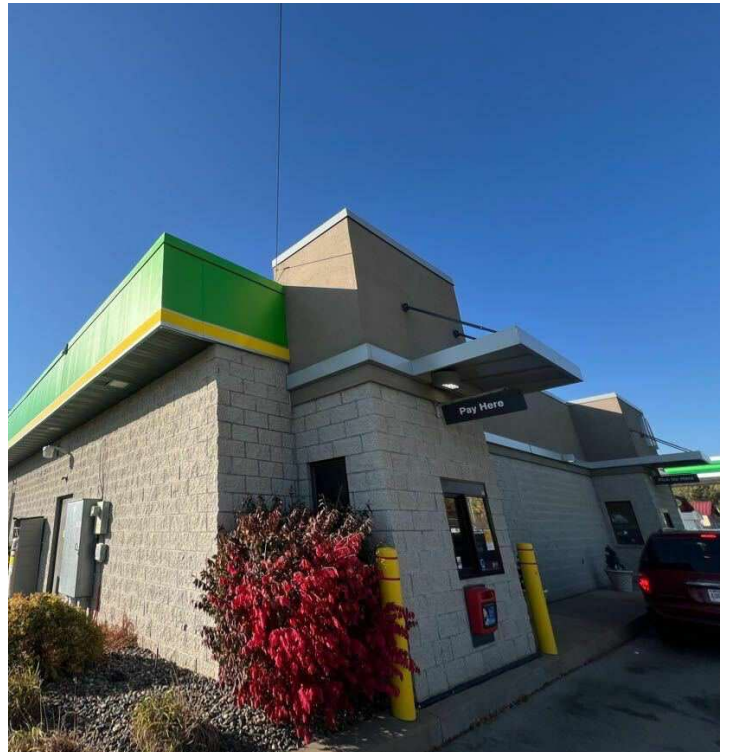
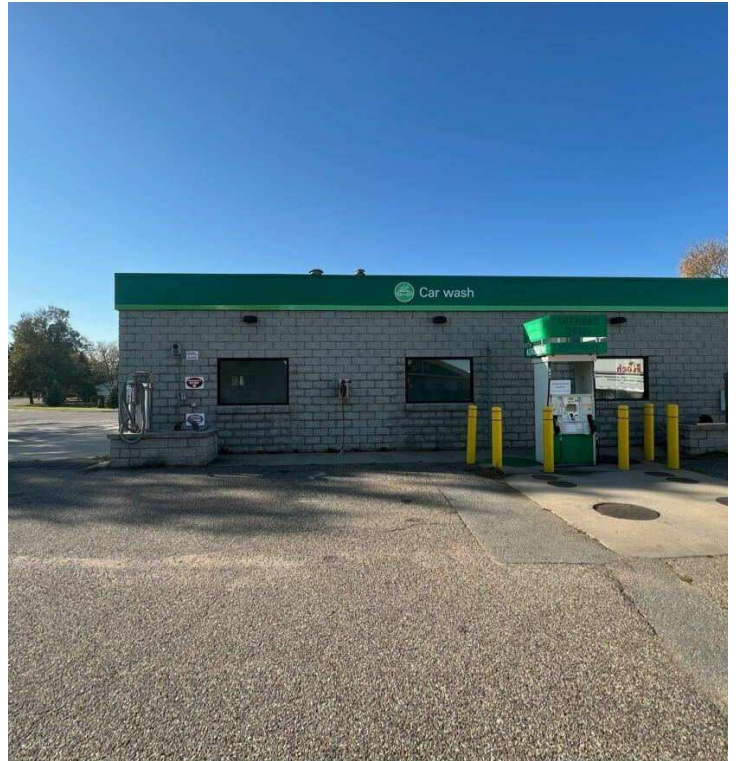
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Additional Photos

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

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