



Serving the gas stations industry since 1991



Exxon Gas Station with Real Estate  
Selling for \$5.9 Mil + Inventories  
With hard liquor license with no restriction



#### PROPERTY DETAIL

Exxon Gas Station with Real Estate

Positioned to serve existing trade area as well as future growth

Main street in the main artery corridor

The average traffic count is approx. 15,000 vehicles per day.

#### Average monthly sales

Gas 130K @ 35%

C-Store: \$130K @ 40%

### Legal Description

Land Use: Service Gas Station & Market

County: San Bernardino

Lot Size: 0.52 AC

TOTAL SIZE: 3,000 SF

### UNDER GROUND STOREAGE TANKS INFO

Three (3) USTs to the south side of the canopy area: 8,000-gallon each, double-walled steel USTs installed in 1992 (**Buyer to seek own research to confirm**) containing gasoline. Vent pipes & clean air separator associated with the USTs was observed along the southern property line of the subject site.

Five (5) fuel dispensers were observed under the canopy located to the east of the convenience store building. The tanks were being monitored with automatic leak detection system (Veeder Root). Also, one (1) interceptor was observed at the subject site.

Two (2) 500-gallon aboveground storage tanks (ASTs) containing propane gas to the north of the convenience store building at the subject site.

We offer Gas Station financing, environmental study, escrow services and station Construction & remodel



Tel: (951) 237-2447

Email: [petroleumrealty@gmail.com](mailto:petroleumrealty@gmail.com)