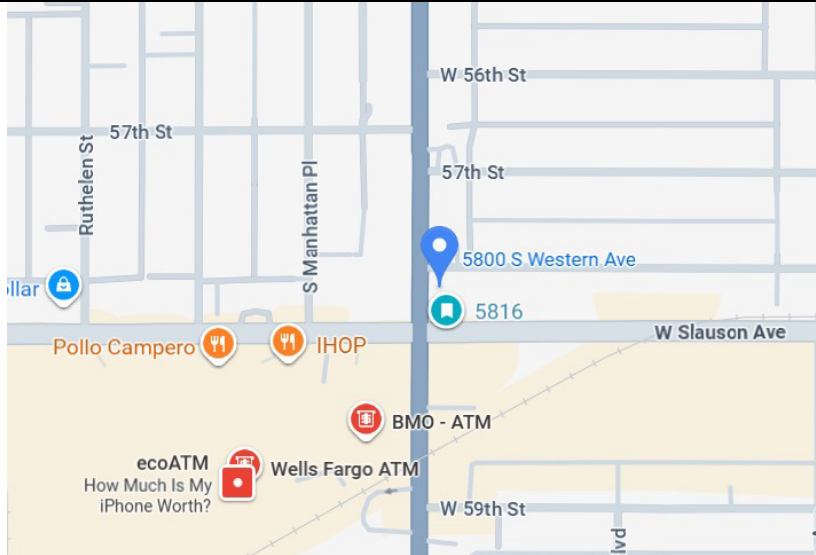


# 76 Gas Station FOR SALE

5800 S Western Ave. Los Angeles, CA.



- 76 Gas Station is under Construction
- Brand New Building 2,101 SF
  - 4 Brand New Pumps
  - Renewed Canopy

- Lot Size: 14,543 SF
- Building Size: 2,101 SF
- 2 Double Wall Tanks (12k-12k)
- 4 Pumps
- Excellent Signage
- Great Demographics
- No Competition
- High Traffic Count

**PRICE: \$5,900,000**

*Contact us if you are considering selling your Gas Station or Carwash.*

*Commercial, SBA, and Hard Money Lending Available*



**SARKIS GHAZARYAN, MBA**  
CA. DRE #01963359

(818) 288-1133  
sggas4u@gmail.com

**GAS STATION-CARWASH-INVESTMENT**

