

**FOR SALE!**

**REAL ESTATE & BUSINESS**

- Mobil Gas Station
- Liquor & Convenience Store
- Cousins Subs Rental Income

ADDRESS:

W232N6116 Waukesha Ave  
Sussex, Wisconsin 53089

**SALE PRICE:**

**\$1,795,000**



# Average Monthly Sales

Fuel Gallons	Inside Sales (Excluding Lottery)	Machines Income	Atm Income
40,000	\$70,000	\$14,000	\$350

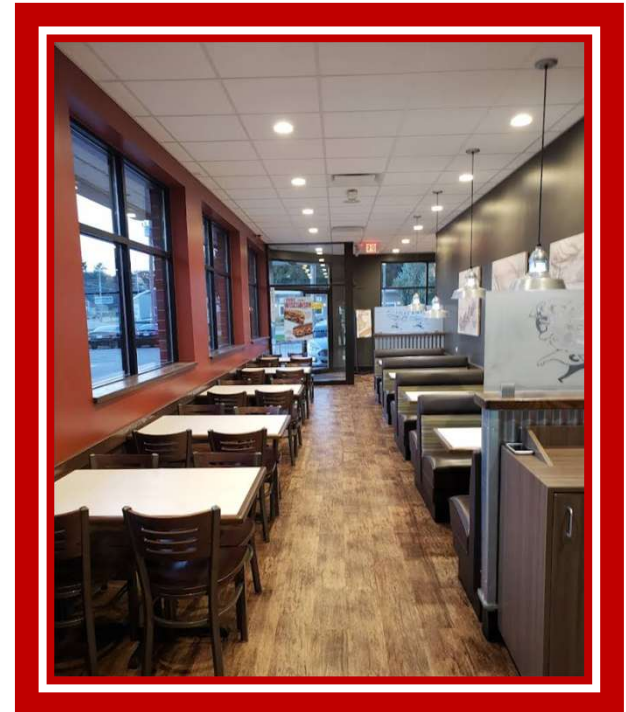
# 2025 Yearly Projections

Gas Station Sales	\$2,400,000
Gas Station Net Income	\$188,000
Machines Income	\$168,000
ATM Income	\$4,200
Cousins Income	\$39,600
Yearly Net Income	\$399,800

# Rental Income



- ❑ Cousins Subs rental income:  
\$3,300/month (\$39,600/year)
- ❑ Well-known Wisconsin-based sub franchise
- ❑ 90+ locations & strong brand loyalty
- ❑ Fresh, made-to-order subs that pull steady





**Waukesha Ave**

**Silver Spring Dr**

***SITE SIZE:  
±1.63 AC***

# LISTING AGENT/ CONTACT US

- ☐ Mohammad Assad
- ☐ Phone: (414) 334-6209
- ☐ YafoRealtors@Gmail.Com



**RE/MAX**  
**LAKESIDE**



**STATE OF WISCONSIN | BROKER DISCLOSURE. On-Residential Customers. Wisconsin Broker Disclosure to Customers (Summary). Required Notice.**

Wisconsin law requires real estate licensees to give this information about brokerage services to prospective customers **before negotiating** on your behalf (Wis. Stat. § 452.135). This is a plain-language summary of a broker's duties to a customer under § 452.133(1). **Broker Duties to You (Customer)** Provide brokerage services **fairly and honestly. Use reasonable skill and care. Provide accurate market information** within a reasonable time upon request (unless prohibited by law). **Protect your confidentiality**; broker will not disclose your confidential information unless required by law or you authorize it. **Safeguard** any trust funds and property the broker holds. When negotiating, **present proposals objectively and without bias**, and disclose advantages/disadvantages.

**Confidentiality Notice**

Broker will keep confidential any information given in confidence, or that a reasonable person would want kept confidential, **during and after** services are provided—unless disclosure is required by law or authorized by you.

**By law, broker must disclose:**

1. **Material adverse facts** (see definition below).
2. **Facts known by broker** that contradict a **written inspection report** on the property.

**Identify your preferences (optional):**

Confidential information: \_\_\_\_\_ Non-confidential information (broker may disclose): \_\_\_\_\_  
(e.g., *financial qualifications you authorize broker to share*)

**Consent to Telephone Solicitation (optional)**

I/We consent to broker and affiliated settlement service providers contacting my/our home or cell numbers about issues, goods, and services related to this transaction until consent is withdrawn in writing.

List Home/Cell Numbers: \_\_\_\_\_

**Sex Offender Registry Notice**

Information may be obtained from the Wisconsin Department of Corrections: <http://offender.doc.state.wi.us/public/>

**Definition (Material Adverse Facts – summary)**

A **material adverse fact** is an adverse condition or information significant enough that a reasonable party's decision about entering into or setting terms of a transaction **would be affected**. Adverse facts generally include conditions that may **significantly affect value, structural integrity, or occupant health**, or indicate a party **cannot/does not intend** to meet contract obligations (see Wis. Stat. § 452.01).

**Disclaimer**

Information herein is deemed reliable but **not guaranteed**; customers must verify independently. **No representation** is made as to the legal validity or adequacy of any provision in any specific transaction. **Do not disturb employees/tenants. Broker protected.**