



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

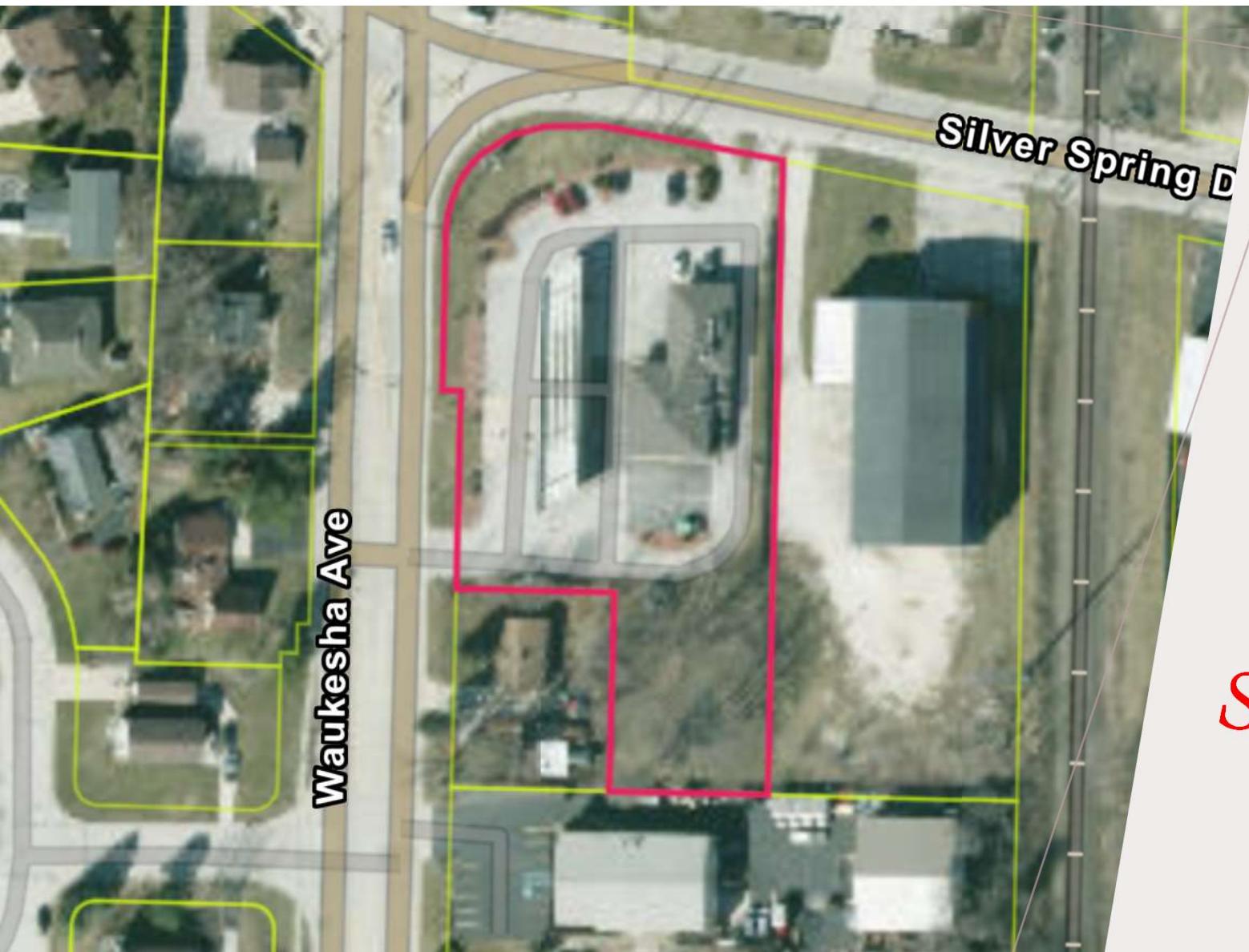
2025 Yearly Projections

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





SITE SIZE:
 $\pm 1.63 AC$

LISTING AGENT/ CONTACT US

- Mohammad Assad
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- 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.**