



MIDTOWN REALTY INTERNATIONAL, INC.

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SHELL GAS STATION 12 FUELING POSITIONS FOOD-MART & AUTOMATIC CAR WASH

*PALM CITY, FL
Martin County, East Coast, FL*

PRICE: \$650,000.00 for Business Only
Inventory of Food-Mart / Motor fuel and deposits paid separately at closing.

<u>PRODUCT/SALE</u>	<u>MONTHLY/AVERAGE</u>	<u>YEARLY/AVERAGE</u>
Gasoline	Selling an average of 28,000 gallons per month at Approx. \$0.52 per gallon profit.	\$174,720.00
Food-Mart	Selling an average of \$75,000.00 per month at 39% profit	\$351,000.00
Automatic Car-Wash	Selling \$3,500.00 net monthly	\$ 42,000.00
Lotto	Selling \$90,000.00 monthly average at 5% profit	\$ 54,000.00
Miscellaneous Income:	Vacuum, ATM, etc. monthly average \$1,200.00	\$ <u>14,400.00</u>
GROSS PROFIT YEARLY AVERAGE		\$636,120.00

YEARLY EXPENSES

ELECTRIC/UTILITIES	\$ 15,000.00	
INSURANCE & LIAB.	\$ 5,940.00	
BASE RENT & TAXES	\$ 275,901.00	(\$22,000.00 NNN monthly)
PAYROLL & TAXES	\$ 96,000.00	
Misc. & Credit Card fees	<u>\$ 35,000.00</u>	
APPROX. YEARLY EXPENSES	\$427,841.00	\$427,841.00

YEARLY NET OPERATING INCOME (NOI) \$208,279.00

NOTES: This Shell Gas Station is open 5am to 11pm. It is located in High-Traffic area of Martin County. Great Location near St. Lucie River. There is 1 x 10,000 and 1 x 12,000 double wall underground storage tanks installed in 2008. Lot size is 36,734 sqf. Leases 10 Yrs. + 5. New Carwash.

ALH 11 P

**For more information contact Albert Hernandez "The Gasoline Station Specialist"®
Broker, Salesman 305-253-5600- Office, 305-815-2053 –Cell,gasolinealbert@aol.com**

www.buygasstations.com

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