



**MIDTOWN REALTY INTERNATIONAL, INC.** (305) 253-5600  
 11550 SW 72 Street; Miami, Florida 33173 (305) 255-0000  
 Fax: (305) 253-2967



**MARATHON GAS STATION  
 12 FUELING POSITIONS  
 FOOD MART  
 RENTAL INCOME**



*Fort Lauderdale, FL (Inside remodeled)*

**PRICE: \$295,000.00 for BUSINESS ONLY**  
 Inventory of gasoline, and food mart paid separate at closing.

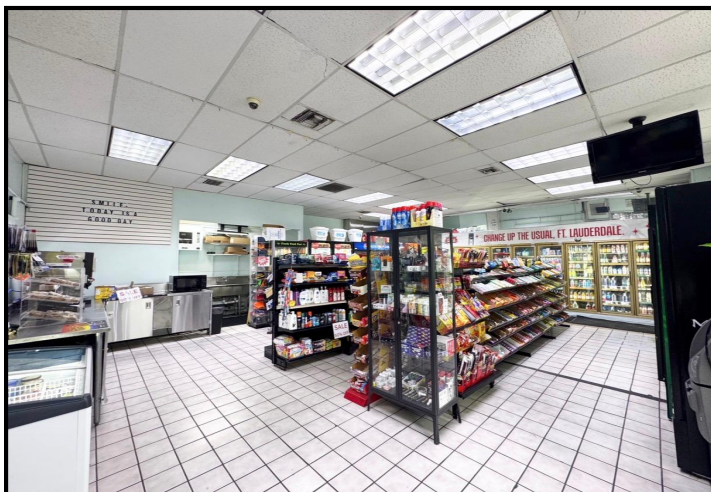
| <u>PRODUCT/SALES</u>                           | <u>MONTHLY/AVERAGE/SALES</u>                                                                                                                                                    | <u>GROSS PROFIT YRLY AVERAGE</u> |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Gallonage:<br>Gasoline & diesel<br>commissions | Selling average of 85.500 gallons per month.<br>Fuel commission average \$.12 per gallon.                                                                                       | \$123,120.00                     |
| Food Mart                                      | Selling average of \$50,000.00 per month at 40% profit.                                                                                                                         | \$240,000.00                     |
| Lotto:                                         | Selling approx. \$7,323.00 monthly at 6% profit.                                                                                                                                | \$ 5,273.00                      |
| Rental Income                                  | Tire/Machines Shop Rental Income \$3,994.00 monthly.                                                                                                                            | \$ 47,928.00                     |
| Rental Income                                  | Approx 5,800 sqft. vacant lot 4,000.00 mo. projected.                                                                                                                           | \$ 0.00                          |
| Misc. Income:                                  | ATM, Air/Vacuum, Rebates \$1,800.00 approx.                                                                                                                                     | \$ 21,600.00                     |
| <b>YEARLY GROSS PROFIT:</b>                    |                                                                                                                                                                                 | <b>\$437,921.00</b>              |
| Yearly Expenses:                               | Utilities & Elec. \$ 36,564.00<br>Insurance/W/Comp. \$ 7,500.00<br>Rent \$198,972.00 (\$16,581.00 monthly)<br>Misc. \$ 2,400.00<br>Payroll and Taxes \$134,400.00 (4 employees) |                                  |
| <b>TOTAL YEARLY EXPENSES:</b>                  | <b>\$379,836.00</b>                                                                                                                                                             | <b>\$379,836.00</b>              |
| <b>NET OPERATING INCOME (NOI) YEARLY:</b>      |                                                                                                                                                                                 | <b>\$ 58,085.00</b>              |

**Notes:** This Marathon Gas Station is open 24 hours daily. Located in a High-Traffic area of Fort Lauderdale, Florida. There are 1 x 12,000 gallon and 2 x 10,000 fiberglass gasoline tanks in compliance installed in 2010. Food Mart of 2000 sqft. approx. **Lot is 30,329 sqft. approx.** 5-year leases with two (2) five year lease options. Inside remodeled.

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**For more information contact "The Gasoline Station Specialist" ®**  
**Albert Hernandez, 786-580-5481- Office / 305-815-2053 -Cellular, [gasolinealbert@aol.com](mailto:gasolinealbert@aol.com)**  
**Alex Hernandez, 786-580-5482- Office / 305-282-1837-Cellular, [gasolinealex@gmail.com](mailto:gasolinealex@gmail.com)**  
[www.buygasstations.com](http://www.buygasstations.com)

Any information given herewith is obtained from Owner/Dealer or sources we consider reliable, however we are not responsible for misstatement of facts, errors or omissions, prior sale, and withdrawal from the market, or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty or assurance that said information is correct. NML-41507-B 12/26



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#### **ADDITIONAL BUSINESS SUMMARY INFORMATION**

**-Operator is responsible for fuel nozzles and hoses. Landlord/Fuel Distributor is responsible for the exterior grounds, landscapers, potholes, pavement, underground tanks, services the pumps and credit card machines.**

**-Landlord pays Real Estate taxes. Credit card fees are included in rent.**

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