



Location: 401 W Davis Ave, Weatherford, OK 73096

**Contact us now: 405-586-5220
networkrealtyassociates@gmail.com**

Location: 401 W Davis Ave, Weatherford, OK 73096
Building Size 3200 SF
Built Year 1975
Renovated 2013
Gas Pumps 2
Tanks: 2 (Fiberglass, 8000 gallons each)

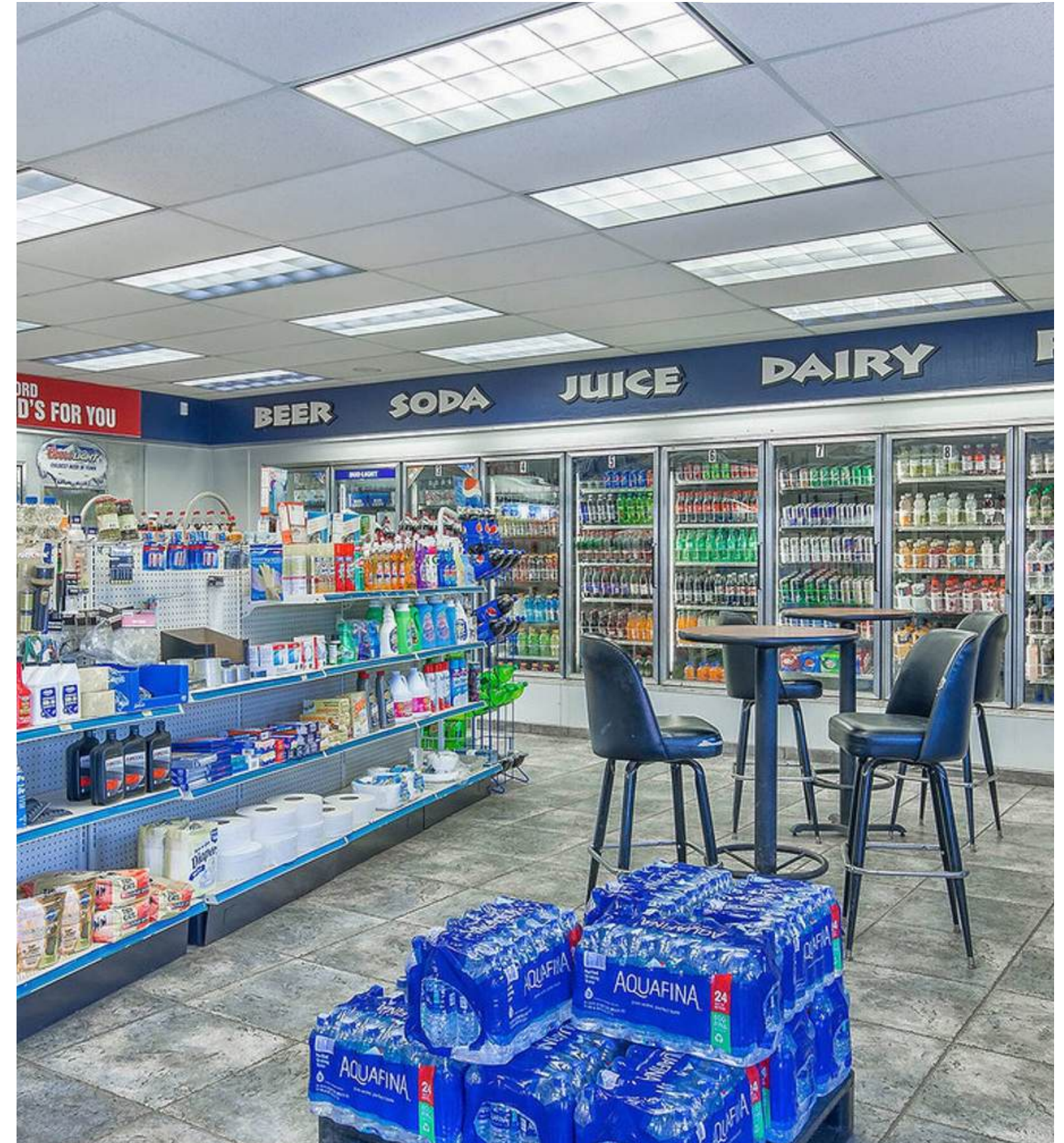
Offering Summary:

Price: \$750,000.00 (Not including inventory)
Inside Sale \$490,000/yr X 35% = \$171,500.00
Gallons 156000 Gallons/yr
Gas \$1,200.00/Month, \$14,400.00/yr

Other Income:

ATM \$250
Bitcoin \$200
Air Machine \$50
U-Haul Income \$1,500

Annual Income: \$209,900.00



Expenses' Breakdown:

Payroll: \$1,500/month and \$18,000/yr

Phone and Internet: \$100/month and \$1,200/yr

Electric: \$1,100/month and \$13,200/yr

Water & Trash: \$100/month and \$1,200/yr

Property Insurance: \$700/month for 10 months

Taxes: \$2,400/year

Mortgage: \$6,500/month and \$78,000/yr

Total Expense: \$8,800/month and \$121,000/yr

Profit/Yr: \$88,900

Contents Included:

Cooking equipment

Kitchen equipment (The kitchen is closed)

Walk-in cooler

Beer Cave

Drive-thru window

Freezer



Prime Location Benefits:

Directly across from the University of SWOSU. Two stadiums (Basketball & Football) are attracting almost 10,000 fans for games!

The kitchen owner is usually in Florida. He has closed the kitchen for now. If the kitchen reopens, it will bring an extra income of \$108,000.00, plus and 10% in inside business will also increase to \$49,000.00



Aerial View



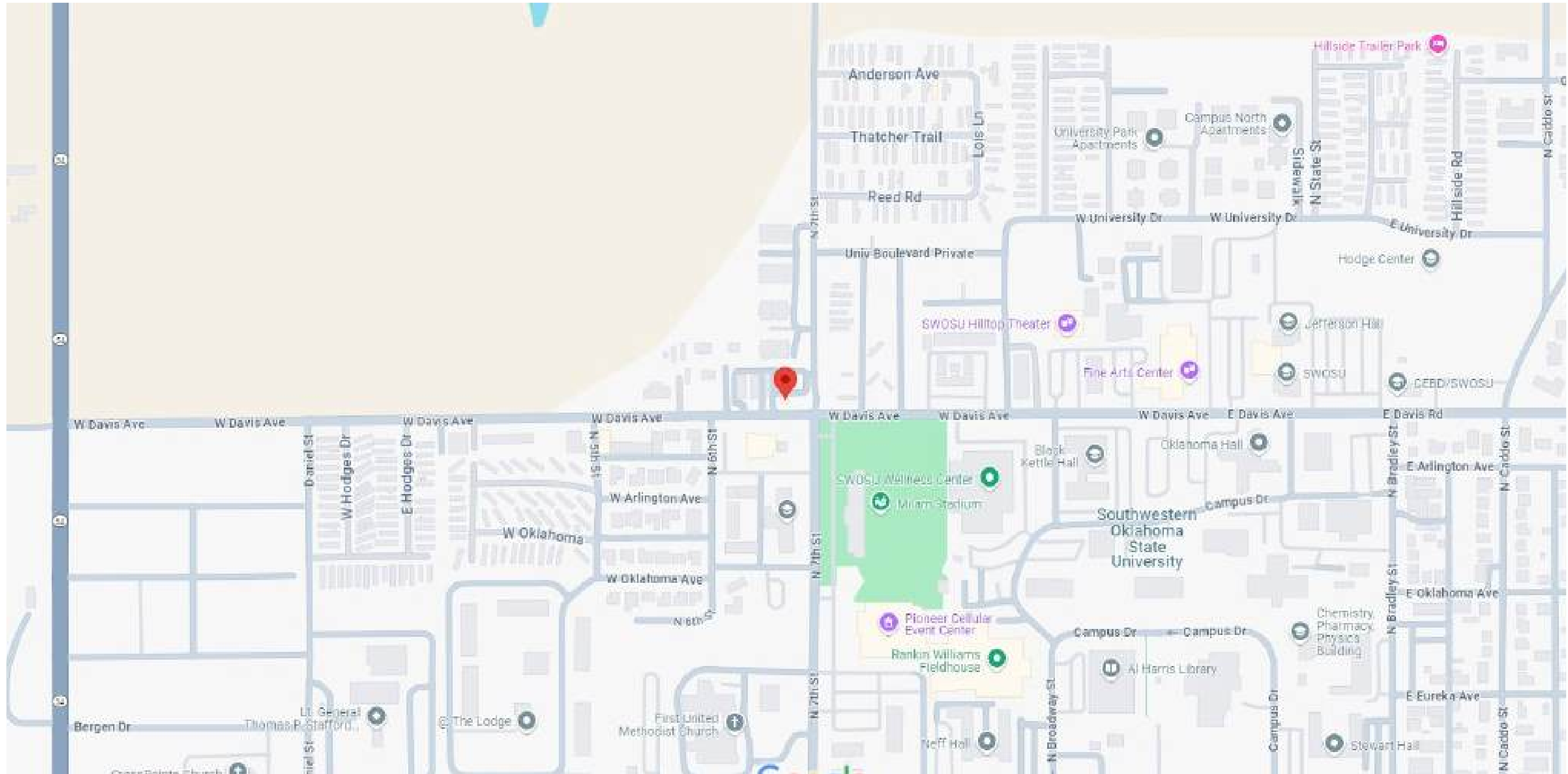
Interior View



ATM and Bitcoin



Google Map



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