



76 Gas Station with Circle K, Car Wash & Rental Income – Premier Investment Offering

Aking Price: \$14,999,999

Financial Performance:

- Fuel Sales: 105,000 gallons per month with a \$0.90 margin
- C-Store Sales: \$195,000 per month with a \$0.40 margin
- Car Wash: \$35,000 per month – 110 ft tunnel (brand new, built in 2023)
- Rental Income: \$15,500 per month from three tenants

Property Highlights:

- Newly built in 2023 – modern, turnkey facility
- 6 dispensers serving 12 fueling positions
- 4 underground tanks (12k / 12k / 10k / 10k)

- Fuel offerings: Regular 87, Mid-Grade 89, Premium 92, Diesel, and E85
- Circle K convenience store featuring national brands Crunchy Kitchen and Thrifty Ice Cream
- Excellent visibility with strong, diversified revenue streams
- Supply contract in place with 8 years remaining

Serious Buyer only – Please contact me directly for more details.

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