



FOR SALE
\$2,100,000

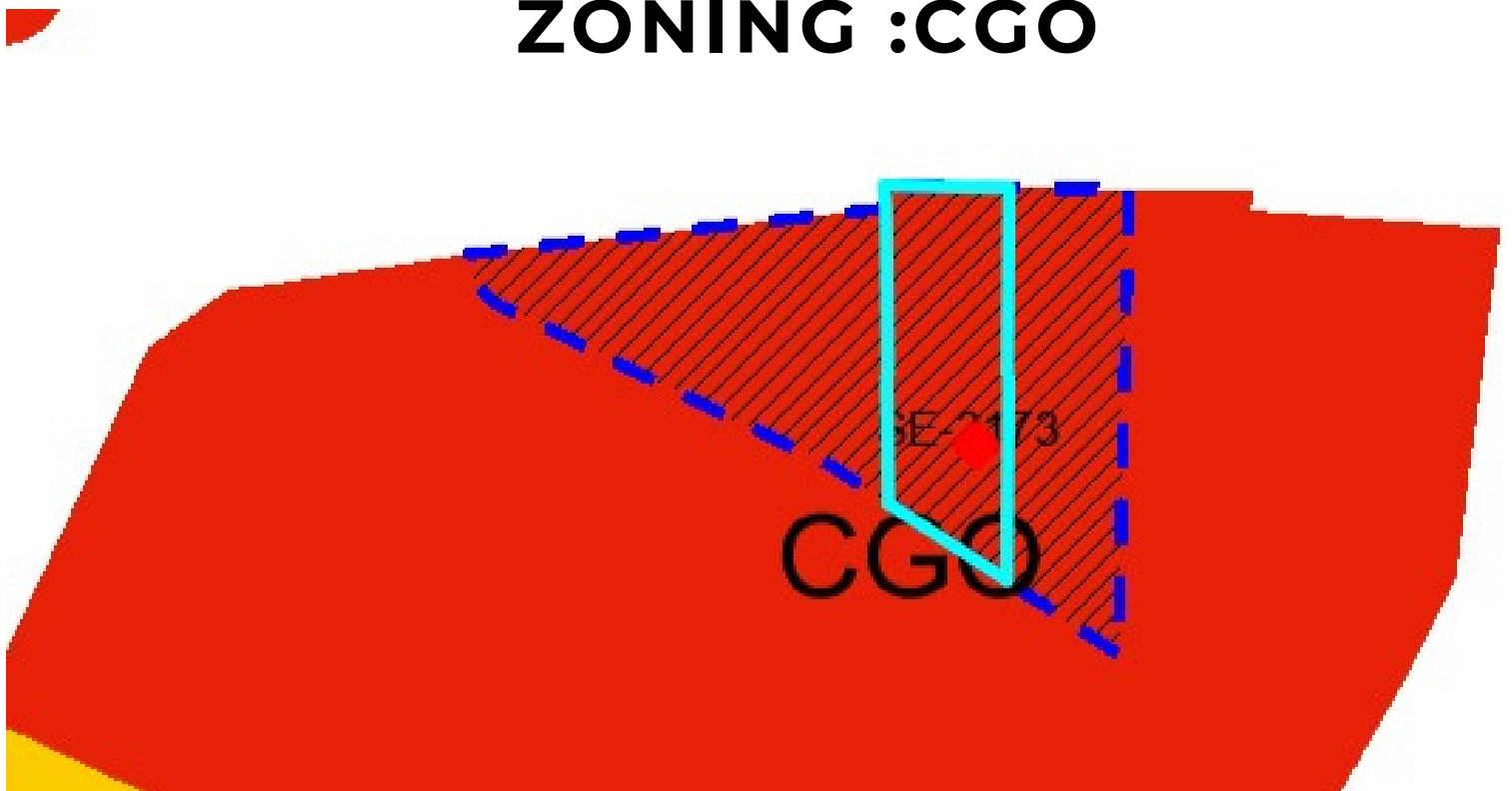


5803 ANNAPOLIS RD,
BLADENSBURG, MD 20710

PROPERTY INFO



ZONING :CGO



PROPERTY HIGHLIGHTS

Sunoco Gas Station & Auto Repair – Turnkey Investment Opportunity

Rare opportunity to acquire an established Sunoco-branded gas station with a fully operating auto repair service. This income-producing property features 4 fuel pumps and a 3-bay service shop within a 2,030 SF building, offering immediate operational continuity for a new owner.

The station is currently operating under a month-to-month fuel supply agreement, providing the buyer with flexibility and control moving forward.

Unlike stations encumbered by long-term supply contracts, this property offers the new owner greater control and the ability to negotiate future fuel supply terms based on their business objectives.

The property also offers significant expansion potential. The new owner may have the opportunity to add approximately 2,000 to 3,000 square feet or more, depending on their plans and local approvals. With excellent visibility, ample parking for approximately 25 vehicles, and a strong existing clientele, this location is well-positioned for continued growth.

PROPERTY SUMMERY

Property List Price	\$2,100,000		
Property Type	Gas Station w / Auto Repair Shop		
Land Area	Lot 1	0.38	Zoned CGO - Retail, Mixed-Use
	Lot 2	0.26	Zoned CGO - Retail, Mixed-Use
Zoning Code	CGO-Development of retail, mixed-use		
Specified Equipment	3 Service bays, 2 pumps with 4 stations		
Ownership Type	Fee Simple Estate		
Year Built	1972		
Occupancy	It will be delivered Vacant		
Rentable Square Feet	2,030 SF		
Legal Subdivision	Prince Georges county		
Utilities	Gas, Electric, Public Sewer and Water		
Parking spaces	25 on-site Parking Spaces		

Property will be delivered vacant.

PROPERTY HIGHLIGHTS

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- SUNOCO-BRANDED STATION (MONTH TO MONTH)
- 4 FUEL PUMPS
- 3-BAY AUTO REPAIR SERVICE FACILITY
- 2,030 SF BUILDING
- ESTABLISHED, OPERATING BUSINESS WITH CONSISTENT
- CUSTOMER BASE
- HIGH-VISIBILITY LOCATION WITH STRONG TRAFFIC
- EXPOSURE
- APPROXIMATELY 0.65 ACRES TOTAL LAND, INCLUDING
- ADJACENT PARCEL
- AMPLE ON-SITE PARKING (25)
- FUEL STORAGE TANKS
- THREE FIBERGLASS UNDERGROUND STORAGE TANKS
- (USTS):
 - 12,000-GALLON TANK
 - 10,000-GALLON TANK
 - 10,000-GALLON TANK
- TOTAL UNDERGROUND FUEL STORAGE CAPACITY: 32,000
- GALLONS
- POS SYSTEM PASSPORT
- THREE MECHANICS INE COMMISION THE OTHERS \$1,200 PER
- WEEK SALARY
- ALL EQUIPMENT IS OWNED
- STORE HOURS 8:00 AM – 5:00 PM.
- FUEL PUMPS: OPEN 24 HOURS A DAY, 7 DAYS A WEEK.
- EMV COMPLIANCE: YES

TANK INSPECTION: EVERY 3YRS

AGE OF TANK :1988 GOOD CONDITION

PROPERTY MAINTAINED WELL.

INCOME

AUTO SHOP INCOME: \$50,000 PER MONTH GROSS
\$35,000 TO \$40,000 NET MONTHLY
ANNUAL NET :AROUND \$480.000

GASOLINE STATION SALE ANNUALLY: 320,000- 400,000
GALLONS DEPENDING ON SALES.
0.25 CENTS (GROSS MARGIN)

EXPENSES: REAL ESTATE TAX \$20,000-\$24,650
(BOTH LOT INCLUDED)

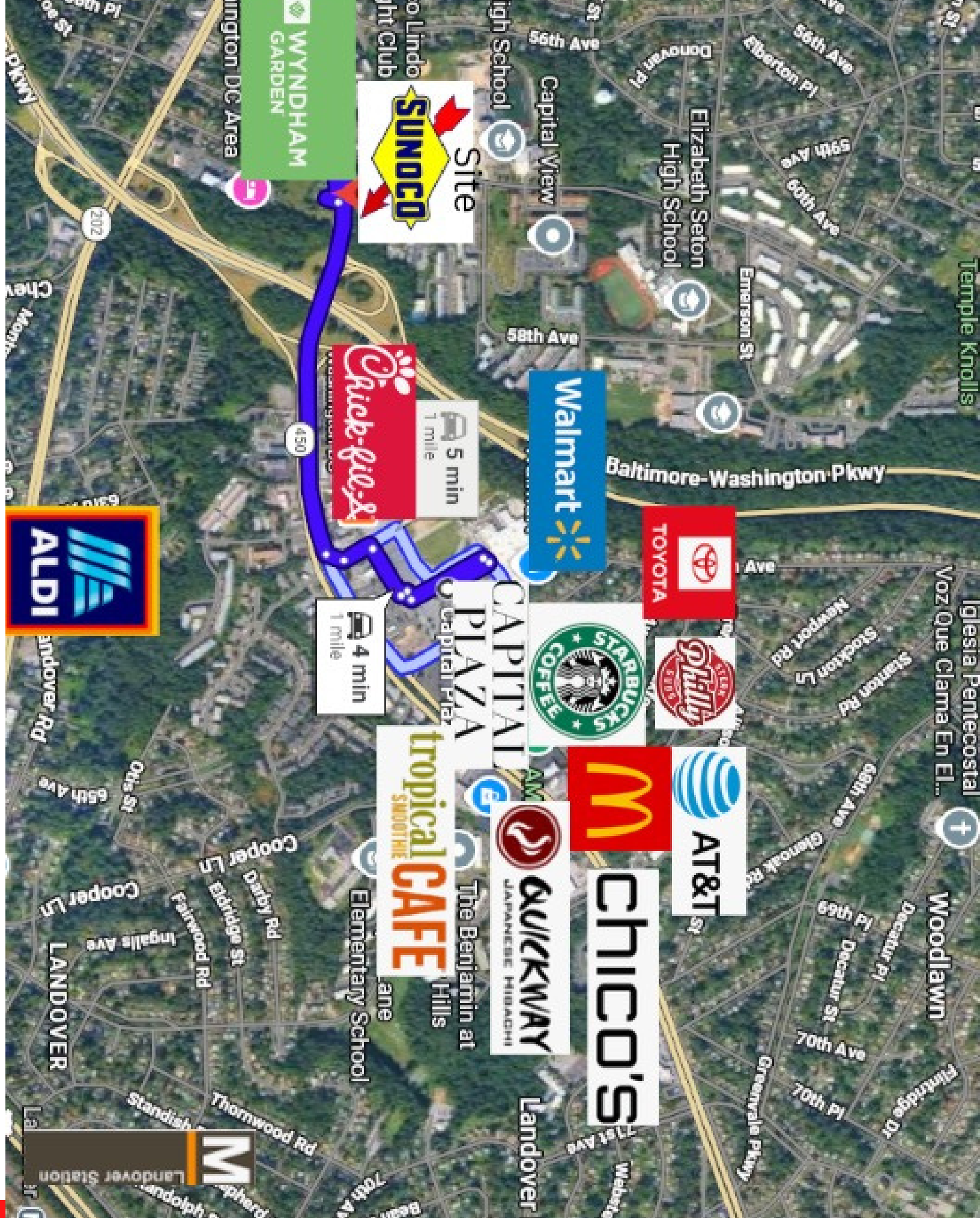
INSURANCE ANNUALLY : \$4,500

UTILITIES ANNUALLY: \$8,000-\$9,600

REPAIR :\$1,500
THE PROPERTY GENERATES AN ESTIMATED \$502,000-\$562,000
IN ANNUAL NET OPERATING INCOME FROM AN ESTABLISHED
SUNOCO GAS STATION AND AUTO REPAIR BUSINESS WITH 4
FUEL PUMPS AND A 3-BAY SERVICE FACILITY. BASED ON
STANDARD MARKET UNDERWRITING FOR SIMILAR OWNER-
OPERATED FUEL AND AUTOMOTIVE ASSETS IN THE REGION,
THIS SUPPORTS AN ESTIMATED 10%-12% CAPITALIZATION RATE,
WITH ADDITIONAL UPSIDE POTENTIAL THROUGH OPERATIONAL
EXPANSION, IMPROVED EFFICIENCIES, AND FUTURE SITE
DEVELOPMENT ON THE 0.65-ACRE CGO-ZONED PARCEL IN
PRINCE GEORGE'S COUNTY, MD.



-  **CHEVERLY METRO — 3 MI**
-  **LANDOVER METRO — 5 MI**
-  **NEW CARROLLTON METRO — 6 MI**
-  **DOWNTOWN WASHINGTON, DC — 7-8 MI**
-  **MGM NATIONAL HARBOR — 14-16 MI**
-  **CAPITAL PLAZA — 2 MI**
-  **MALL AT PRINCE GEORGE'S — 4 MI**
-  **UNIVERSITY OF MARYLAND — 5 MI**
-  **BLADENSBURG WATERFRONT PARK — 1 MI**
-  **NORTHWEST STADIUM — 6 MI**
-  **NATIONALS PARK — 10 MI**
-  **CAPITAL ONE ARENA — 8 MI**
-  **I-495 CAPITAL BELTWAY — 2-3 MI**
-  **RONALD REAGAN WASHINGTON NATIONAL AIRPORT (DCA) — 11-12 MI**
-  **BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT (BWI) — 20-25 MI**





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