

# RE/MAX

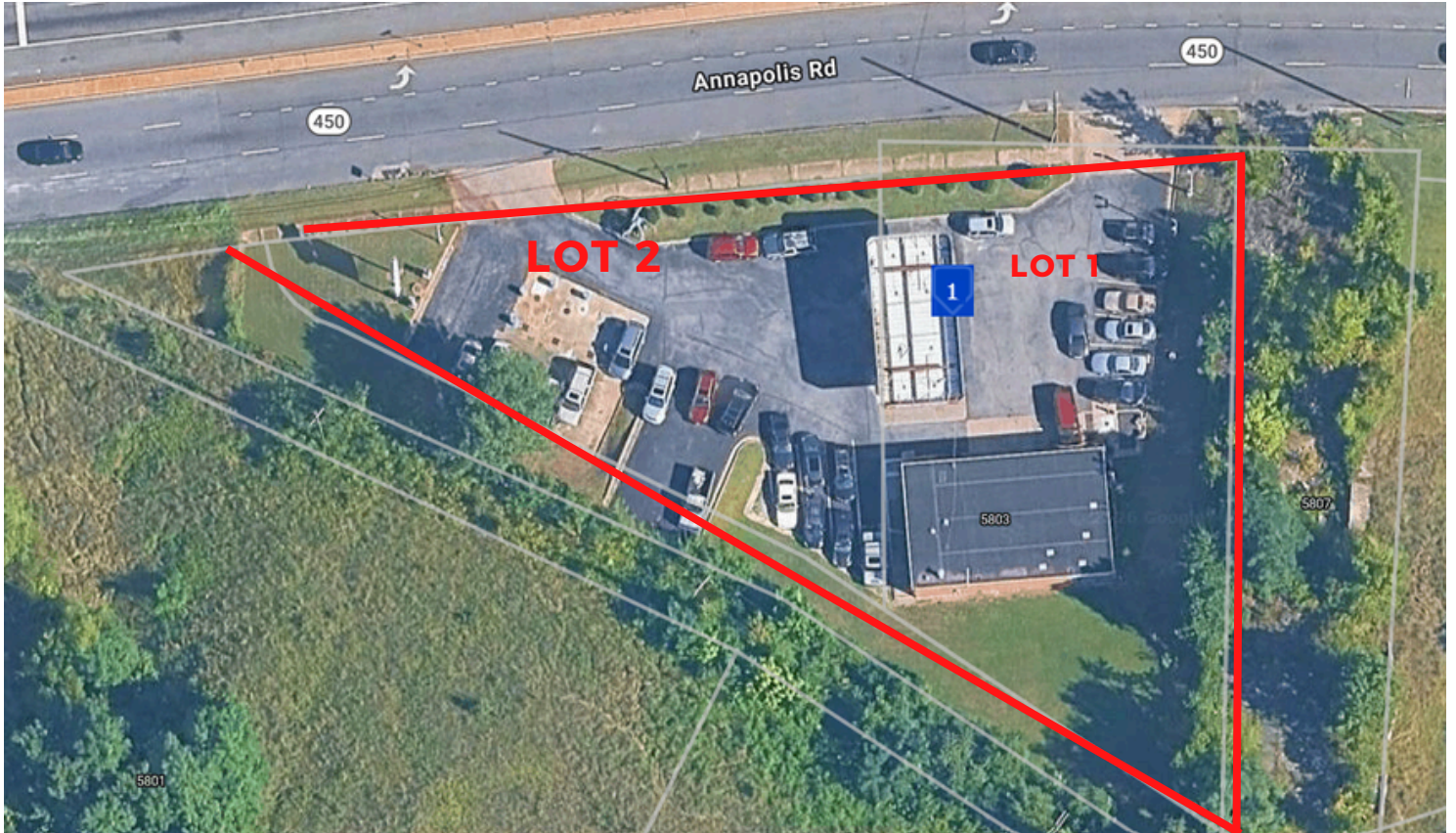
COMMERCIAL<sup>®</sup>

**FOR SALE**  
**\$2,100,000**

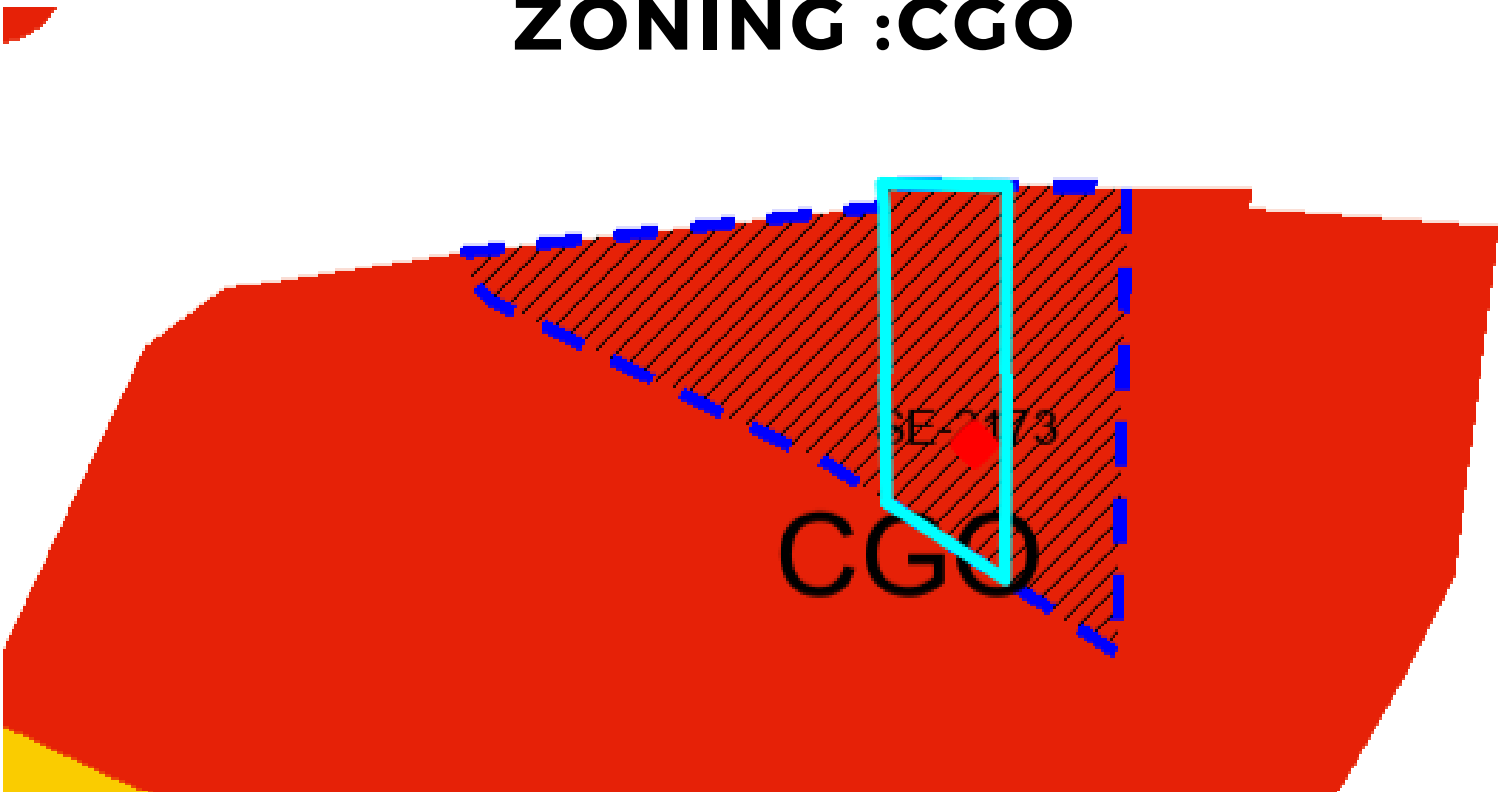


**5803 ANNAPOLIS RD,**  
**BLADENSBURG, MD 20710**

# 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 and tire service business. 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

# 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: 480,000 GALLONS  
0.25CENTS( GROSS MARGIN)**

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

**INSURANCE ANNUALLY : \$4,500**

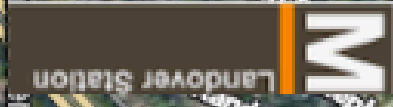
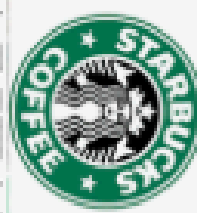
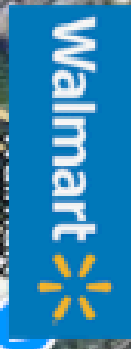
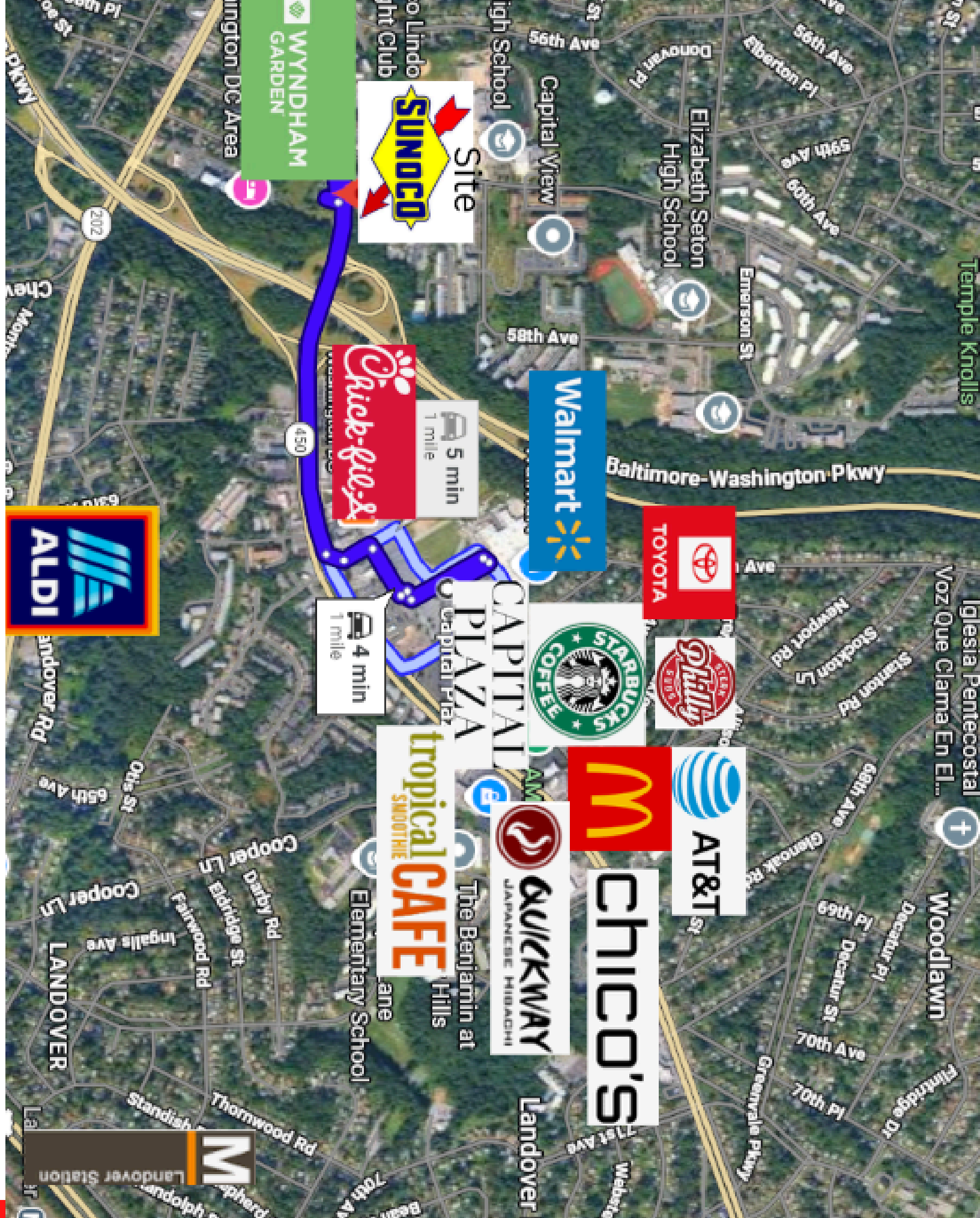
**UTILITIES ANNUALLY: \$8,000-\$9,600**

**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**





## Why RE/MAX?

RE/MAX has over 350 Commercial offices and divisions and 3000 commercial practitioners in over 40 countries • The entire organization has nearly 90,000 agents in over 90 countries giving Commercial Practitioners access to one of the most extensive referral networks in the world • RE/MAX agents conduct 16,000 commercial transactions a year. • RE/MAX agents closes \$5 Billion in commercial sales and lease volume every year and have generated over \$70 billion in total commercial production since 2003. Our Sebrin is one of a top producer in Mid-Atlantic region & ACP certified commercial accredited professional.

## Why RE/MAX? Global Presence



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**MANAGING PARTNER**

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**RE/MAX ALLEGIANCE**

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### OUR SERVICES:

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- PROJECT MANAGEMENT

### OUR SPECIALTIES:

- APARTMENT
- MULTI-FAMILY
- HOTEL/MOTEL
- OFFICE
- HOUSE OF WORSHIP
- GAS STATION
- RETAIL
- LAND
- INDUSTRIAL

