

For Sale

Valero Gas Station (Business Only)

Excellent Investment for local or visa seeking investors

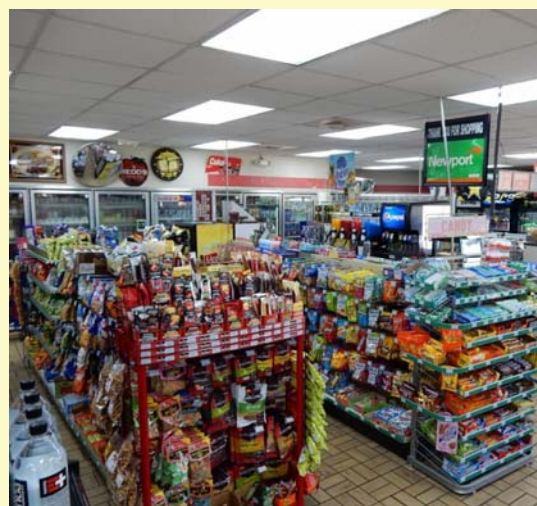
Asking Price: \$870,000 plus all inventories and deposits

Address: 2699 W Oakland Park Blvd., Oakland Park, FL 33311

Click here for the [Confidentiality Agreement](#) (CTRL + CLICK)

Javier A. Rodriguez – (786) 261-0472 – javier@dexpert.com

*Please do not visit without prior registering with Listing Broker and do not speak with anyone at the Property.
Thank you*



- Convenience Store selling an estimated average of \$105,000/mo.
- Large Deli, established U-Haul rental business, Western Union, Lotto, Propane, ATM, Bitcoin ATM, etc.
- Fuel estimated average of 65,000 gallons/month with solid margins
- Expected NOI after paying rent and expenses \$290,000 – New 10-year lease to be negotiated
- Station image will shortly be updated
- Building 3,070 SF
- Traffic count as per DOT 50,500 vehicles per day both ways.
- NEW Four double sided MPD's with card readers.
- Three tanks: two 10,000 gallon each and one 12,000 gallons - all fully compliant.
- Signalized corner with great visibility
- Surrounded by a large residential community
- Convenience store and fuel inventories to be paid extra at closing plus any deposits

This is our exclusive listing. Registration of Buyers, Brokers and or Agents is required prior to receiving any additional information or visiting the property

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