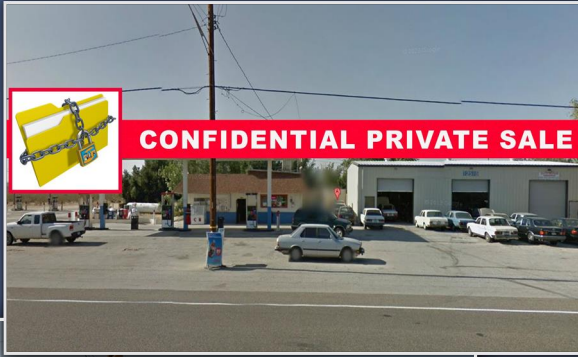


George Massalas
BIZ Builder.Com



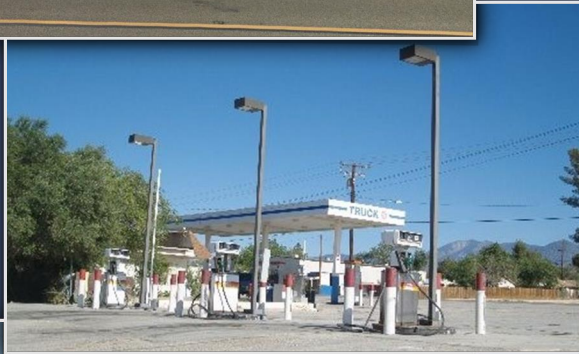
800-727-2100 [Option 1]
5394 Seneca Place
Simi Valley, California 93063
chris@bizbuilder.com
<http://www.bizbuilder.com>



\$2,499,000

Street To Street Truck Stop Gas Station Property! Los Angeles County, CA

- Location: Los Angeles County, CA
- Asking Price: \$2,499,000
- Annual Revenue: \$2,750,000 [Estimated]
- Annual Net: Call Broker
- Year Established: 1999
- Employees: 3-6
- Lot Size: 1.51 Acres
- Building Size: 4,920 SF
- No. Of Buildings: 4
- Market Sales: Approx. \$33,000 Monthly!
- Gas Sales: 65,000 Gallon Monthly!
- Average Margin: 15%
- Estimated CAP Rate: 8.0%
- Reason For Sale: Retirement



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Paradise

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