



A Berkshire Hathaway Affiliate



# NARENDER TANEJA

**Vice President**

**Intero Commercial Division**

p. 925-260-9787

E: [ntaneja@interocommercial.com](mailto:ntaneja@interocommercial.com)

W: [commercialbusinessunlimited.com](http://commercialbusinessunlimited.com)

BRE # 01204165



## CIRCLE K WITH GAS STATION & CAR WASH FOR SALE: MANTECA

Asking Price: \$859,000

Cash Flow: \$369,000

Gross Revenue: \$2,780,000

Inventory: \$100,000

Rent: \$13,500



## DESCRIPTION

High volume branded Mobil Gas Station with Circle K for Sale in Manteca California. This is a very Large property which has Gas station, C-Store and Car Wash. C-Store Size is Over 3,700 Square Feet and Gas Station Area has nice size lot with lot of Front Parking's. Food mart sales is around \$115,000 (Net Sale without Lotto lottery) with very high profit margin and gas sales are around 55,000 gallons per month at 25 cent pool margin. Store also Sells \$25,000 In Lotto. Lottery which is not included in Sales.

Car wash income is around \$3000 a month. This Gas Station is located on a very Busy Street of Manteca surrounded by Apartments and Houses. Store Has full Hard Liquor License. This is a very Large property and with Gross income over \$2,780,000. This is a best location in the whole area. New buyer has the opportunity to outsource the gas portion to another company for additional Rent and they will maintain and handle everything. Owner owns several other business in Central valley and running as an Absentee owner.

Rent is only \$13,500 per month for this large property with a very long lease. New owner can operate store as full time operator and can improve the sales much better and make more money. Asking price is \$859k Plus Inventory. The store is approved with SBA loan with 25% down payment. This is the best opportunity to own a gas station with busy C Store and Car Wash. *Please sign the NDA and Call for more information.*