

GAS STATION, FOOD STORE WITH REAL ESTATE



OFFERING PRICE
\$1,650,000
0.35 ACRES
2,500 SQ FT



ADDRESS: CALL FOR DETAILS

Profitable Gas Station, Tulare County, CA

Seize this rare opportunity to acquire a well-established gas station business with over a decade of proven operations. Located in a high-traffic area of **Tulare County, CA**, this confidential listing offers a turnkey investment ideal for both owner-operators and investors seeking a steady income stream and future upside.

Business Highlights:

- **Monthly Inside Sales:** \$60,000 – \$70,000 at 35% margin.
- **Fuel Volume:** 12,000 – 15,000 gallons/month with an excellent margin of \$0.80/gallon.
- **Additional Revenue Streams:** Lotto, hot food service.
- **ABC License:** Type 20 (Beer & Wine), fully transferable.
- **Facilities:** 2,500 sq ft building on a 0.35-acre lot with 7 parking spaces.
- **Fixtures Include:** 10-door walk-in cooler, 9-door reach-in cooler.
- **Ownership:** Same owner since 2010.
- Real Estate is included in the Purchase Price.
- Must sign NDA to view financials.

Upside Potential:

- Reinstate suspended **EBT** program to boost food and grocery sales.
- Add **check cashing services** and **propane sales** for additional income.
- Increase marketing and operating hours to capitalize on untapped local demand



**TULARE
COUNTY**



**68,981
3 Mile**



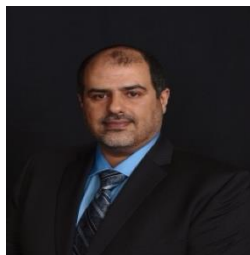
**13,387
ADTV**



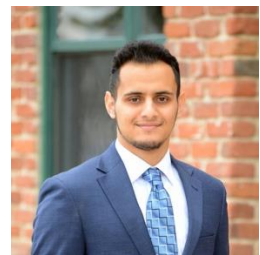
**COMMERCIAL
CATEGORY**



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