

GAS STATION, C-STORE LIQUOR STORE WITH REAL ESTATE



OFFERING PRICE

\$4,000,000

0.46 ACRES

5,076 SQ FT



ADDRESS: CALL FOR DETAILS

Absentee Management

This is a rare opportunity to acquire a **high-volume gas station, liquor store, and hot deli** in a **prime corner location** with excellent visibility and accessibility. This **established and profitable business** generates **\$110K avg in monthly sales** from liquor, hot deli, and convenience items. Fuel sales average **40K gallons of gasoline** and **2K to 4K gallons of diesel per month**, with a **strong 0.70 cent margin** on combined fuel and diesel sales.

In addition to retail and fuel income, the property generates an **additional \$4,000.00 in monthly rental income**.

Situated on a **0.46-acre lot**, the business benefits from an **average daily traffic volume (ADTV) of 13,728 vehicles** and a **strong local customer base of 19,611 residents within a 1-mile radius**. The store features a **well-stocked liquor section**, a **fully operational hot deli**, and a **convenience mart** catering to both local and passing customers.

The **owner recently invested \$1.1 million in renovations**, including **brand-new pumps, a new canopy, updated counters, tile work, and fresh interior and exterior paint**, making this a **nearly new store**.

•**Absentee Management:** The business is currently **operated under absentee management**, offering **even greater potential for an owner-operator to maximize profits**.



KERN COUNTY



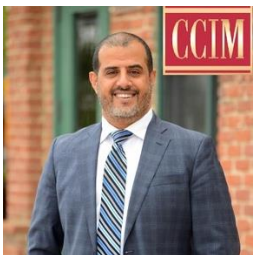
140,786
3 Mile



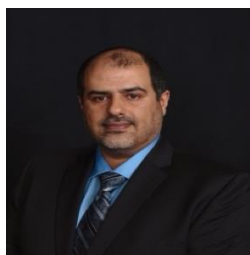
13,728
ADTV



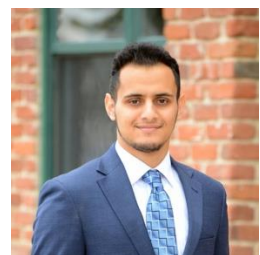
COMMERCIAL
CATEGORY



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