

FOR SALE: BUSINESS OPPORTUNITY

MEXICALI MARKET & SHELL GAS STATION

**1130 COUNTRY CLUB DRIVE
MADERA, CALIFORNIA 93638**

Convenience Store and Brand Name Gas Station Business Opportunity

Price: \$250,000

(business only)

Store Size: 2,976 SF

Total Building: 8,496 SF

Lot Size: 32,670 SF

Building Built: 1989

Gas Canopy: 960 SF

Fuel: 10,000 gallons regu-

lar unleaded; 10,000 gal-

lons premium unleaded;

6,000 gallons deisel

Business For Sale includes the convenience store & gas station located on a busy street near State Route 99. Nearby are restaurants, hotels and motels, medical and dental offices, movie theaters, and other businesses. The station is branded nationally. The business has a Wine & Beer license and also sells snacks, chips, soda, has a soda and coffee beverage area. In addition, there is a food service and dining area for customers to order and sit and eat. The building is 2976 SF on a 32,670 square-foot lot. There is a 13-door beverage walk-in cooler, food facility with a walk-in freezer, free-standing refrigerators and kitchen equipment. This is a non-occupied owner business.

The business is operated in the daytime to evenings with employees covering all shifts daily generally from 6:00 am to 8:00pm. The gas station has 1 island, 2 multi-fuel dispensers, & three underground storage tanks that currently meet environmental health codes. Current lease is \$5104/month +NNN and ends in March 31, 2012. Please do not disturb the business and employees. The sale is confidential.



Information contained herein has been obtained from others and considered to be reliable; however, prospective purchasers or lessees are expected to verify all information to their own satisfaction.



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