



**Nav Sidhu**  
Commercial Sales Person



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## *Shell Gas Station with Property \$750,000*



## **2 Hours West Of Toronto Ontario**

- ▶ Shell Gas Station With Property.
- ▶ To see our other listing please see our advertisement on Site below:

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## 2 Hours West Of Toronto Ontario

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Opportunity To Own A Brand Name Gas Station With Convenience Store. High Volume & High Margin Business On A Busy Street. Easy Operation With Short Hours Potential To Improve Sales. 2M Gas Sales ( And Yearly \$200,000 Sales From Convenience Store. 10 Years Old Double Wall Steel Tank With Fibre Line Clean Property. Rental Income Of \$550 Per Month Including

Asking price	\$750,000
Gas volume 2M @4.5c.	\$90000
Store sale \$200,000 @ 30%	\$60,000
Rent.	\$6,600
Lotto	\$6,900
Beer Bottle	\$20,000

**Gross Income**                      **\$183,500**

### Expenses

Utilities	\$4500
Credit Cards	\$12,000
Property Tax	\$3,200
Insurance	\$2,600
Pay roll	\$54000
Other expense	\$3500
<b>Total expense</b>	<b>\$79,800</b>

**Net income**                              **\$103,700**

\*All Number to be verified for accuracy from the seller.

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