

Anderson Shell



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2020 ARBY WAY
ANDERSON, CA 96007

Offered @ \$3,800,000



Property Description

**2020 ARBY WAY
ANDERSON, CA 96007**

- Very successful and well established business with retail market and fuel sales opportunities
- Excellent location at the intersection of I5 and HWY 273 with Shasta Factory Outlets across the street
- Ideal high traffic area with restaurants, visitors center and hotel right next door
- Automatic car wash that is highly utilized
- Mini market offers a variety of food, beverages and consumer goods
- Beer and wine licensed for alcohol sales
- Huge parking lot with plenty of room for RV's and large vehicles
- Gas station has 4 pumps and (3) grades of fuel on each
- Jack In The Box, Arby's, Wal-Mart Super Center, Prime 11 Movies, next to everything!
- Dream property with best location in the county! CAP RATE is 11%



Investment Data

INVESTMENT INCOME PROJECTION WORKSHEET

*ANNUALIZED OPERATING DATA

Gross Operating Income	\$600,600
Total Expenses	\$183,000
Net Operating Income	\$417,600

LISTING PRICE: \$3,800,000

MONTHLY STATION EXPENSES

Total Expenses Including:	\$15,250
Insurance	
Gas & Electric Utilities	
Salaries, Workers Comp	
Miscellaneous	
Total Expenses	\$15,250

CAP RATE: 11%

MONTHLY STATION INCOME

Mini Market (55,000 * 35%)	\$19,250
Gas (Avg. 100K gal/mo @ .20)	\$20,000
Car Wash (\$12,000 * 90%)	\$10,800
Total Income	\$50,050



Gas Stations & Mini Markets

- ▶ **Gas Stations** satisfy a basic need in any community
- ▶ The **Gas Station Industry** is a cash in advance business
- ▶ **Gas Station** income is generally very consistent
- ▶ Your return on investment is high!
- ▶ More volume, equals more profits
- ▶ Customers prepay for the service and provide the labor
- ▶ There are multiple **Gas Station** expansion prospects
- ▶ The **Gas Station Industry** is recession proof in any economy
- ▶ **Gas Stations** are not labor intensive
- ▶ A **Gas Station** can be sold at top dollars.

** Data for 2009 forward.*

Disclosures are for illustrative purposes only. Actual results may vary and buyers are encouraged to perform adequate due diligence and personal inspection of the property. No investment guarantees being made by the broker. For informational purposes only.

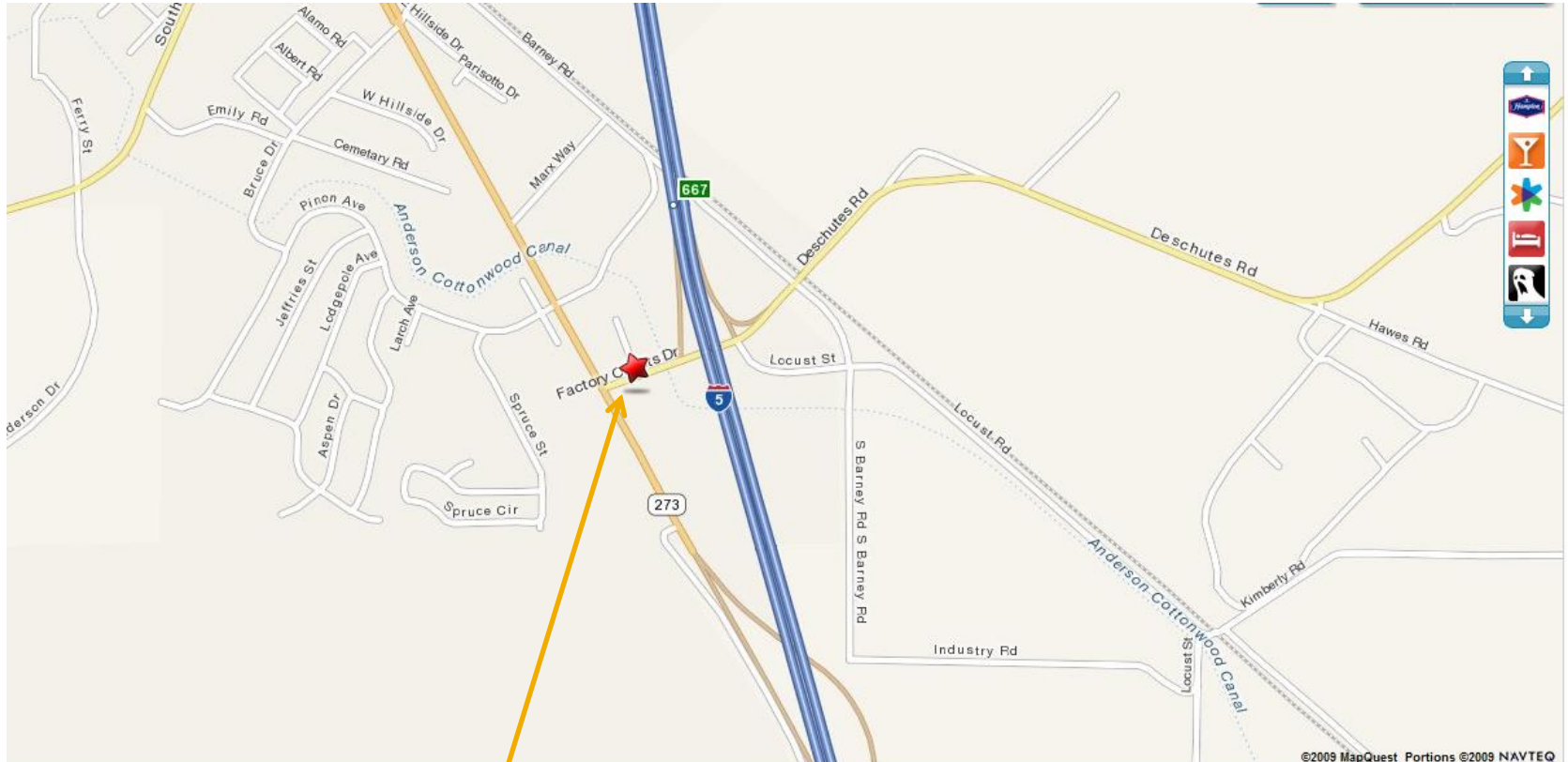


Location & Map View

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**CALL US
TODAY!**



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