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## **For Sale: Arco Direct Gas Station and Property**

**Asking Price: \$5,200,000**

**Location: 7600 S Western Ave, Los Angeles, CA 90047**

### **Property Overview:**

This is a prime opportunity to own a profitable Arco gas station and property in a highly trafficked area of Los Angeles.

**Contract:** Less than 6 years remaining on Arco contract

### **Infrastructure:**

Underground tanks, piping, and pumps were replaced in 2017

Two tanks with 20,000 gallons each

One split tank: 8,000 gallons for diesel and 12,000 gallons for premium fuel

**Property Size:** Approximately 11,000 sqft

**Building Size:** Approximately 1,100 sqft

### **Financial Highlights:**

**Fuel Volume:** 120,000 gallons + per month at \$0.35 profit per gallon

**Market Sales:** \$60,000 per month

**Additional Income:** \$2,000 per month from billboard and ATM (\$1,600 from ATM, \$450 from billboard)

### **Operational Details:**

**Absentee Operated**

**Operating Hours:** 5 AM to 11 PM

**Potential Growth:** Opportunity to increase revenue by adding lottery and beer/wine sales (new owner can apply for necessary licenses)

### **Next Steps:**

To receive more detailed information, please provide:

**A signed Non-Disclosure Agreement (NDA)**

**Proof of Funds**

**Please Note:** Do not contact or speak to anyone at the location directly.

Capitalize on this exceptional investment opportunity in the heart of Los Angeles. Secure your future with a well-established business in a prime location.









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