



**BUSINESS ADVISORS**

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**Business for Sale Advertisement**

**Shell Gas Station Business and Property**

**Green Pastures Dairy Drive Thru**

**1661 W Ave K, Lancaster Ca 93534**

**Asking Price: \$4,999,000 Business & Property**

**Please do not speak to anyone at this location!!!**

**Lucrative Investment Opportunity in Lancaster, CA**

**Shell Gas Station Business & Property**

**Are you searching for a prime investment opportunity in the heart of Lancaster, CA? Look no further! We present to you an incredible chance to own the renowned Shell Gas Station located in Antelope Valley.**

**Key Features:**

**Business & Property:** The package includes both the business and property, ensuring a comprehensive investment.

**Established Reputation:** Operating for over 45 years, this Shell Gas Station is deeply ingrained in the community and boasts a loyal customer base.

**High Visibility:** Positioned on a major street with excellent freeway visibility, ensuring steady traffic flow.

**Revenue Streams:** With pumping rates of 65 GPM @ 0.35C and a thriving Beer & Wine Drive Thru Market generating around \$110K per month @35%, the gross monthly income exceeds \$65K.

**Low Overhead Costs:** Benefit from a unique Drive Thru set up, resulting in low overhead costs and maximizing profits.

**Recent Upgrades:** The property has been recently remodeled, featuring new blacktop, fresh paint, and updated signage, ensuring a modern and attractive appearance.

**Contract:** Approximately 3.5 years remaining on the Shell contract, providing stability and reliability. Expiring January 1st, 2028.

**Property Details:**

**Location:** Antelope Valley CA

**Property Size:** 15,570 sq ft

**Building Size:** 1935 sq ft

**Investment Details:**

**Asking Price:** \$4,999,000 (Business & Property)

**Confidentiality:** Please respect the seller's request and refrain from contacting anyone at the location directly.

**Further Information:** To receive detailed financials and additional information, interested parties are required to provide a signed NDA (Non-Disclosure Agreement) and Proof of Funds.

**Act Now!** Don't miss out on this exceptional opportunity to acquire a thriving business in a prime location. Contact us today to request the necessary documents and take the first step towards securing this lucrative investment.

**Serious inquiries only.**

**Disclaimer:** All interested parties must conduct their own due diligence. The information provided is deemed reliable but not guaranteed.



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