

FOR SALE

Sinclair Gas Station with Real Estate

\$3,750,000

570 Broadway Ave
Hamilton City, CA 95951

<https://bizandland.com/glenn1>





Property Information

<https://bizandland.com/glenn1>

APN # 032-122-026-000 (Glenn County)
Lot size: 0.48 Acre / 20908 SF

Building size: 1716 SF
Upgraded: 2002-2003
Parking Spaces: 9
Entrances: From two streets

Fueling Stations: 8 (4 MPDs)

Fuel Tank type: Double Wall Fiber Glass
Capacity: 10,000 gallons Regular, 6,000 gallons
Premium, 4,000 gallons Diesel.
Fuel Tanks installed: 2002-2003.

Pumps: Upgraded in 2016.
New Pipes from Tanks to Dispensers installed: 2018.

Disclaimer: The information has been obtained from sources believed reliable; but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Sales & Financial Information

<https://bizandland.com/glenn1>

From the average of 2020 and 2021 numbers:

- **Average Monthly Sales:**

Fuel: 65,000 +/- Gallons @ \$0.61/gallons

C-Store: \$126,000

Car Wash: \$2,000 +/-

***Other income: \$2250**

**From lottery/Rebates/Check Cashing*

- **Yearly Gross Income: \$1,050,000 +/-**

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Summary

This is Hamilton City's main Gas Station that gets business from local and hwy 32 customers. The gas station is situated close to Hamilton City High School. It's a great place to get fresh and quick food for high school students, farm works, residents, and highway 32 travelers. The gas station has everything needed for a quick one stop place as a complete gas station. Clean bathrooms, gas & diesel, varieties of freshly prepared food from Subway Sandwich, Cooper Chicken, Pizza and all other grocery items and more!

Very well taken care property and business!

If interested in proceeding with the purchase, please complete Buyer Profile and sign NDA form which can be downloaded from property website:

<https://bizandland.com/glenn1>

Qualifies for SBA loan with 15% down payment!

INTEGRITY TRUST SERVICE

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