


Customer Full		Business Opportunity-Service	
	List Number: 218004876		List Price: \$250,000
	Status: Active		Showing Start Date: 02/22/2018
	Original List Price: \$250,000		VT:
	Business Description: Gas Station		Zoning: Commercial
	Seller/Business Name: Sunoco		Tax District: 010
	Parcel #: 010-114008		SIC Code:
	Down Payment:		
	Interest Rate:	Balloon/Other:	
	Due:	Encumbrances:	
	Sales Includes:		
	Equipment:		
	Other:		
	Addl Acceptance Cond: None Known		Lease Imp:
			Inventory:

General Information

Address: 1711 Lockbourne Road	Unit/Suite #:	Zip Code: 43207
Between Street: E. Markison & Sheldon	City: Columbus	Corp Limit: Columbus
Complex:	County: Franklin	Township: None

Business Information

Gross Sales: 0	Seller Balance:
Cost of Goods:	Business Net:
Gross Profit:	Fringes:
Total Op Expenses: 0	Other:
Net Before Taxes: 0	Gross Income: 0
	NOI: 0

Years in Business: 5	Seller/Business Name: Sunoco	# of Employees: 4
Total Sq Ft: 1,099	Bldg Sq Ft: 1,099	
Security Deposit:	Lease Expire Date:	Acreage: 0.13
	R.E. Taxes:	Renewals Available:

Features

Addl Acceptance Cond: None Known
Auction Info: Auction: No
Landlord Pays: Real Estate Taxes
Ownership:
Sale Info:
Sales Includes:
Staff Entry:
Tenant Pays: Insurance
MLS Primary PhotoSrc: Realtor Provided

Property Description

Great opportunity to own a thriving business located conveniently off of 104 and E. Livingston Ave.! Renovated & E. P. A. clean gas station is in operation needing a new owner. Renovations include improvements to exterior and interior of store. New pumps will be installed soon too! Business is only for sale and includes inventory, excludes gas. The location would be a phenomenal 24 hour / day operation. You have some room to expand inside and add hot food sales. Inside sales currently are about \$60,000. Outside sales are about 50,000 gallons a month with about \$10,000 commission / mo. left to the owner. Take a look at this great business opportunity today!

Sold Info

Sold Date:	DOM: 2	SP:
		Sold Non-MLS: No
	SlrCns:	SlrAst:

Sold Non-MLS: No

February 22, 2018

Prepared by: Andrew A Balalovski

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1711 Lockbourne Inside IMG_2235



1711 Lockbourne Outside IMG_2240



IMG_2228



IMG_2229



IMG_2230



IMG_2231



IMG_2232



IMG_2233



IMG_2234



IMG_2236



IMG_2237



IMG_2238



IMG_2239

