



Gas Station

Listing Price: \$3,000,000

1198 Front Street

Uniondale, NY 11553



BARON REALTY GROUP

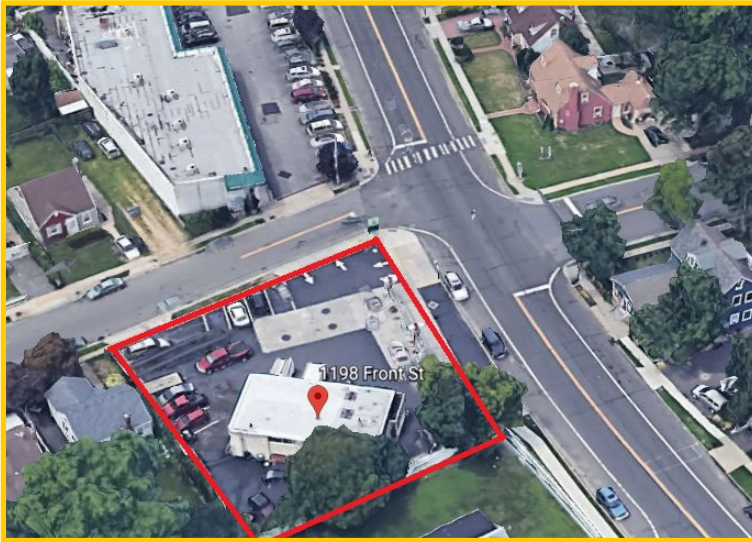
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Details:



Payroll:	\$78,000
Payroll Taxes:	\$7,020
Real Estate Taxes:	\$31,700
Electric Bill:	\$6,000
Garbage Removal:	\$1,800
Phone & Invoice:	\$1,800
Repair and Maintenance:	\$4,000
Insurances:	\$6,000
Miscellaneous Expenses:	\$3,000
Licenses & Permits:	\$1,000
Accountant Fees:	\$2,000
Total:	\$142,320

- Built in 1973
- .34 AC lot
- 2 double wall tanks
 - (1, 12k Tank for Regular)
 - (1, 10k Tank—split)
- 3 Bay Mechanic Shop (LEASED)
- 2,300 Gallons per day
- 2 million in sales



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