



The subject property is located on 3rd Avenue between 20th and 21st Streets right along the BQE. The owner recently renovated the Sunoco Gas Station and attached Office. There is also one tenant, Dunkin Donuts, signed to a long term lease. The gas station has high speed diesel pumps, and all of the tanks are fiberglass reinforced plastic or fiberglass coated steel, and in excellent condition. The income and expenses fluctuate every month, and the following figures are estimates. Gas sales are lower because of construction being done by the City in front of the party. The construction is scheduled to end soon.

### Sunoco Gas Station

- There are approximately 2.5 years left on the Sunoco Agreement
- There are (8) Gas Pumps, and (5) Diesel Pumps
- (3) 4,000 gallon tanks were installed in 1992, and (2) 6,000 gallon tanks were installed in 2006
- 2008 Gas Sales: 1,618,041 gallons
- 2008 Diesel Sales: 228,775
- 2009 Gas Sales: 1,303,494 gallons
- 2009 Diesel Sales: 155,092 gallons
- The owner approximates the total net profit of the business and property to be \$15,000 per month, or \$180,000 annually

### PROPERTY INFORMATION:

|                            |                 |
|----------------------------|-----------------|
| Block / Lots:              | (638 / 78 & 83) |
| Lot Dimensions:            | 100' x 125'     |
| Lot Sq. Footage (approx.): | 12,500 SF       |
| Zoning:                    | M3-1            |
| Max F.A.R.:                | 2.0             |

## Please Submit Offers

### Sunoco Gas Station Estimated Annual Expenses

- Real estate taxes (10/11): \$31,808 (estimated)
- Electricity: \$15,600
- Water & Sewer: \$2,800
- Payroll (2 workers): \$48,000
- Insurance: \$4,500
- Worker's Comp: \$2,600
- Telephone: \$1,800
- Garbage Pick Up: \$1,440
- Sunoco equipment: \$6,600

### Dunkin Donuts

- There are approximately 12 years left on the Lease with 2% annual increases
- Current rent is \$4,200/month

For Additional Information Please Contact Exclusive Broker:

### **David W. Seid**

President - DSR New York  
Direct Line: 646.450.2194  
Fax: 212.431.2581  
Email: david@dsrnewyork.com