



# 237-12 Linden Blvd

Elmont, NY 11003

**For Sale**

**Business**

**PROPERTY PRICE:**

**\$250,000**

**PRESENTED BY:**



**Walauddin Hoosein**

Wally Realty  
19025 Jamaica Ave  
Hollis, NY, 11423  
Office: 718-465-6600  
Mobile: 718-465-6600  
Fax: 347-602-4682

**Listing Date :** 03/27/2018  
**Updated Date :** 03/27/2018  
**Lot Size :** 10,000 Sqft  
**Building Size :** 700 Sqft  
**Available Space :** 10,000 Sqft



## **PROPERTY DESCRIPTION :**

CONOCO franchise, 6 pumps and convenience store. Heavy traffic. Close proximity to Cross Island Parkway. Southern State & Belt. 10 mins to JFK. Annual sales \$339,000. Total Expense \$ 189,000. Net Income \$150,000. Rent \$120,000. Fuel / Electricity \$12,000, insurance \$3,000. Payroll \$ 48,000 Brick, 12 ft ceiling height.

## **AREA PROPERTY DESCRIPTION :**

Shop Center. Great income property. CALL WALLY REALTY 718-465-6600 for additional information and viewing.