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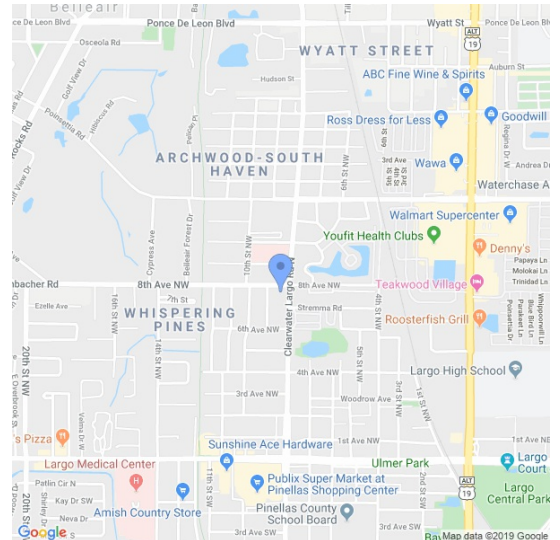


Chevron Gas Station Convenience Store

751 CLEARWATER-LARGO ROAD NORTH, BELLAIRE BLUFFS, FLORIDA 33774



COMMERCIAL • RETAIL • FOR SALE



SALE PRICE \$1,100,000
SALE TYPE NET LEASE INVESTMENT
ZONING GENERAL COMMERCIAL - CG
BLDG TYPE SINGLE TENANT
STATUS EXISTING
YEAR BUILT 1956
YEAR RENOVATED 2016
STORIES 1
CAP RATE 10.79%

VACANCY 100%
GROSS BLDG 1,976 SQFT
RBA 1,976 SQFT
LAND AREA .45 ACRES
CEILING HEIGHT 10.0 FT
SIGNALIZED CORNER ON MAIN NORTH-SOUTH ARTERY, CLEARWATER-LARGO ROAD, IMPROVEMENTS ALMOST 1/2 ACRE LOT, PERFECT FOR NATIONAL TENANT DEVELOPMENT OR ENHANCED SERVICE STATION CONCEPT
NET OP INC \$118,638
MARKET TAMPA BAY
SUB-MARKET LARGO
LEGAL DESCR LUCYMAR 6TH ADD BLK 10, LOT 1

- Fantastic Signalized Corner Gas Station and Convenience Store
- Four new Gas Pumps with State-of-the-Art features
- Over 45,000 Gallons per Month, Franchise payback 3.5 cents per gallon
- Full service convenient store
- Beer & Wine License, Lotto Sales License, Tabaco Sales License
- Potential for Food Service (Sanwiches, Breakfast, Take-out)
- Owner Leases the station to operator Tenant (\$46,000/Year, 2% Annual Increases)
- Property can be delivered with Lease in Place or Vacant
- New Chevron Station Franchise
- Double walled tanks underground

- ATM Machine operated by property owner (Approx. \$500/Month)
- Chevron franchise agreement, 10 Years from 2017 • 3.5 cents/gallon commissions
- Store Sales up to \$63,000 per month • Beautiful Neighborhood station and store, few locations available
- Great Corner for potential development • Close to Ulmerton Road (major East-West Corridor)
- Amazing revenue opportunity for Onwer User!
- Owner Operator Est. Annual Income: %Gas \$12,600, ATM \$6,000, Store Gross Sales \$600,000
- Owner Operator Estimated Profit \$118,638 (without Auto Repair Lease)
- CASH COW - High Visibility and High Traffic Location • PRICED TO SELL!

Strategic Corner Gas Station & Convenient Store in Bellaire Bluffs

Prime Signalized Corner in prestigious Bellaire Bluffs Neighborhood, located on main North-South artery Clearwater-Largo Road