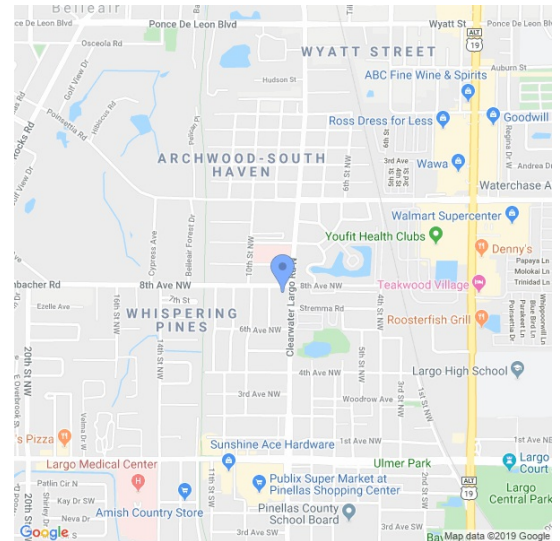


# Chevron Gas Station Convenience Store

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 • New Chevron Station Franchise
- Four new Gas Pumps with State-of-the-Art features
- Over 45,000 Gallons per Month, Franchise payback 3.5 cents per gallon • Double walled tanks underground
- 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
- 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!



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The Keyes Company

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