



10 & 26
EAST MAIN ST

CASTLE DALE, UT 84513

10 & 26 EAST MAIN ST



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PROPERTY DESCRIPTION

Tavo's Stop is a well-positioned gas station and convenience store located in Castle Dale, Utah, featuring a leased Mexican restaurant in the same plaza. This property represents a strong investment opportunity, delivering steady rental income from the restaurant lease alongside the profitable retail potential of the gas station. Positioned in a high-traffic area with an established customer base and modernized facilities, Tavo's Stop offers a solid investment with enduring appeal.

PROPERTY SUMMARY

PROPERTY NAME	Gas Station + C-Store/Restaurant + Storage
ADDRESS	10 & 26 E Main St, Castle Dale, UT 84513
INVESTMENT TYPE	Owner/User
SALE CONDITION	Regular Sale
LISTING PRICE	\$650,000
ZONING	Commercial Zoning
OWNERSHIP	Owned
SELLER FINANCING	Available

PROPERTY DETAILS

YEAR BUILT	1981
YEAR RENOVATED	2023
SQUARE FOOTAGE	C-Store + Restaurant: 2,928 SF Storage Space: 984 SF
LAND AREA	0.56 acres
# OF FLOORS	1
# OF BUILDINGS	2
PARKING SPACES	10
RESTAURANT LEASE	Mexican restaurant leasing space at \$3,500 per month

FUEL OPERATIONS

FUEL PROVIDER	Non-branded
# OF GAS PUMPS	4
# OF TANKS:	2
TANK CAPACITY	10,000 gallons (Unleaded), 4,000 gallons (Premium), 6,000 gallons (Diesel)

ZIONS BANK

BETWEEN A ROCK
AND A SWELL PLACE
CASTLE DALE
UTAH
CITY HALL

Blue Tern
HOME CARE

CREATIVE
Floral & Fabrics

USDA Rural Development
U.S. DEPARTMENT OF AGRICULTURE

**SUBJECT
PROPERTY**

WILCOX LAUNDRY &
DRY CLEANING

RESTAURANT
CONVENIENCE STORE

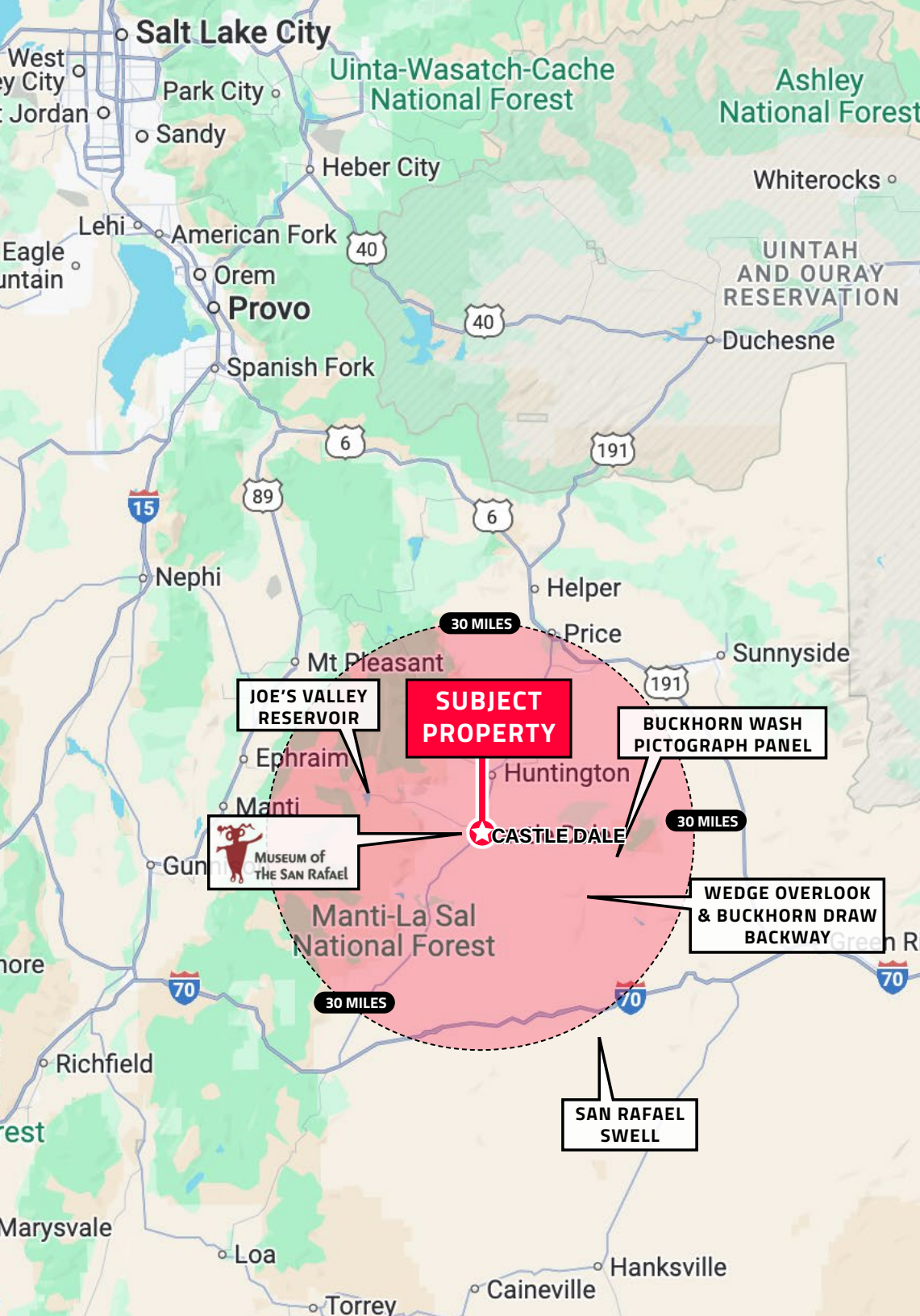
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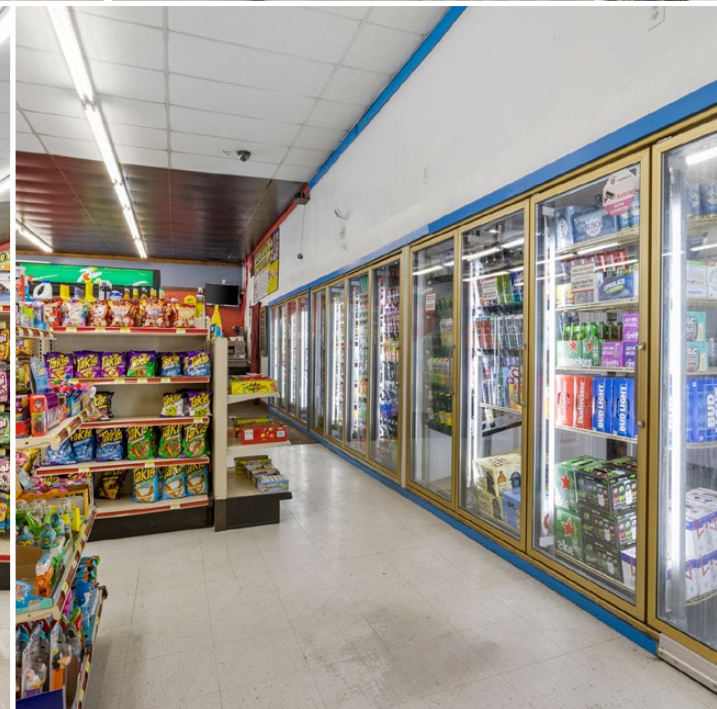
MARKET OVERVIEW

CASTLE DALE, UTAH

Castle Dale, Utah, in Emery County, serves as a gateway to the San Rafael Swell, an expansive and scenic area that attracts outdoor enthusiasts for off-roading, hiking, camping, and mountain biking. This tourism draws steady visitor traffic, benefiting local businesses and creating opportunities for retail, dining, and hospitality. Additionally, Castle Dale is conveniently positioned for overflow tourism from the nearby Arches and Canyonlands National Parks, adding to its appeal as a stopover location for travelers exploring southeastern Utah.

The local economy is supported by agriculture and rural industries, providing a stable foundation for businesses that cater to farming and ranching needs. Castle Dale's proximity to popular hunting and fishing areas further enhances its attraction for seasonal visitors, while historic and cultural sites, such as the Emery County Pioneer Museum and Native American petroglyphs, enrich the area's charm. These factors make Castle Dale an attractive location for businesses serving both locals and tourists.

INTERIOR PHOTOS



EXTERIOR PHOTOS



APEX CAPITAL MARKETS

Founded in 2018, Apex Capital Markets was started with the intent to help our clients find affordable loans in a reasonable amount of time. We began as real estate professionals and made the transition into loan brokers watching several of our clients struggle to obtain financing for properties. We began with a single loan to assist a loyal client of ours. This eventually turned into two, three, ten, twenty, thirty loans. After expanding our knowledge and sharpening our skills, we created Apex Capital Markets.

OUR VISION

Here at Apex Capital Markets, our goal is to find solutions for all of your financial needs while guiding you through the world of commercial lending. We ensure every client that procures our services has their needs analyzed, planned, and brought to life. Whether you are purchasing a new asset, refinancing a current one, or building a new property, Apex Capital Markets is here for you.

Commercial Loans Provided By APEX Capital Markets

SBA 7A

SBA 504

CONVENTIONAL

CMBS

**BRIDGE
LOANS**

**CONSTRUCTION
LOANS**



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