

SALE

Service Station with Gas and Car Wash

13 E 21ST ST

PRESENTED BY:

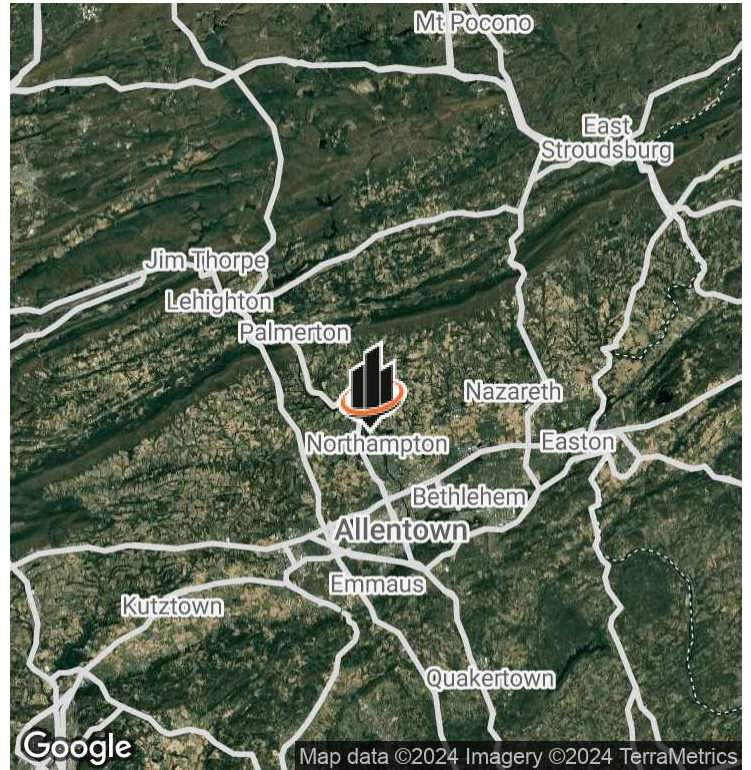
GREGG MARZANO

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PA #RS297418

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,800,000
LOT SIZE:	19,680 SF
BUILDING SIZE:	5,588 SF

PROPERTY DESCRIPTION

Fee Simple sale of neighborhood gas and service station, complete with full-service car wash and propane gas sales. Extensive client list for automobile service. Mechanics perform vehicle maintenance and repairs. Brakes, Tires, Oil Change, Alignment and annual vehicle and emission inspections.

Three parcels split major road in commercial center of this Eastern PA town. 5888 sq. ft. main automobile service garage with 7 lifts and 7 bays. 1296 sq. ft. Second garage for Alignments and specialty work. Full-Service car wash and gasoline services and propane sales. Parking for up to 20 vehicles.

Potential for site redevelopment if service station deemed not best use.
Three- 10,000-gallon fiberglass tanks with lifetime guarantee (installed in 1993 - housed in concrete vaults)
One 2,000-gallon Kerosene tank - installed 1993

PROPERTY HIGHLIGHTS

- Full-Service Automotive Service Station
- 4 Fuel Pumps
- 1 Propane Tank
- 1 Full-Service Car Wash
- 3 parcels totaling approximately .75 acres

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LOCATION DESCRIPTION

Busy signaled intersection with 16,000+ vehicles located in the center of town.

SITE DESCRIPTION

Family-owned automobile service station with mechanical repair, gas and car wash services. Three parcels split major road in commercial center of this Eastern PA town. 5888 sq. ft. main automobile service garage with 4 lifts and 6 bays. 1296 sq. ft. Second garage for Alignments and specialty work. Full-Service car wash and gasoline services and propane sales. Parking for up to 20 vehicles.

PARKING DESCRIPTION

Parking for up to 30 cars

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