

FOR SALE

Rare Owner/User Gas Station Opportunity

SALE PRICE: \$4,500,000



1784 150TH AVENUE SAN LEANDRO, CA 94578

Property Summary

Property Details

Building Size	1,653 SF
Lot Size	17,221 SF
Parking	8 Spaces
Year Built	1974
Market	San Leandro
Frontage	62 FT (150th Ave) / 36 FT (Freedom Ave)
APN	080-0022-001-15

Rare gas station Owner/User opportunity in San Leandro, CA. This busy Shell-branded gas station offers more than just a prime piece of real estate; it's a profitable venture. Solid fuel margins with a busy garage the property features 1,653 square feet of retail and garage space,

An integral aspect of this gas station is its strong fuel margins, making it a financially rewarding venture. These established margins suggest a well-managed operation, laying a firm foundation for continued profitability and business growth. The lot size allows for potential future expansions or enhancements, adding further value and flexibility to the property



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1900 S Norfolk St Ste 350
San Mateo CA 94403

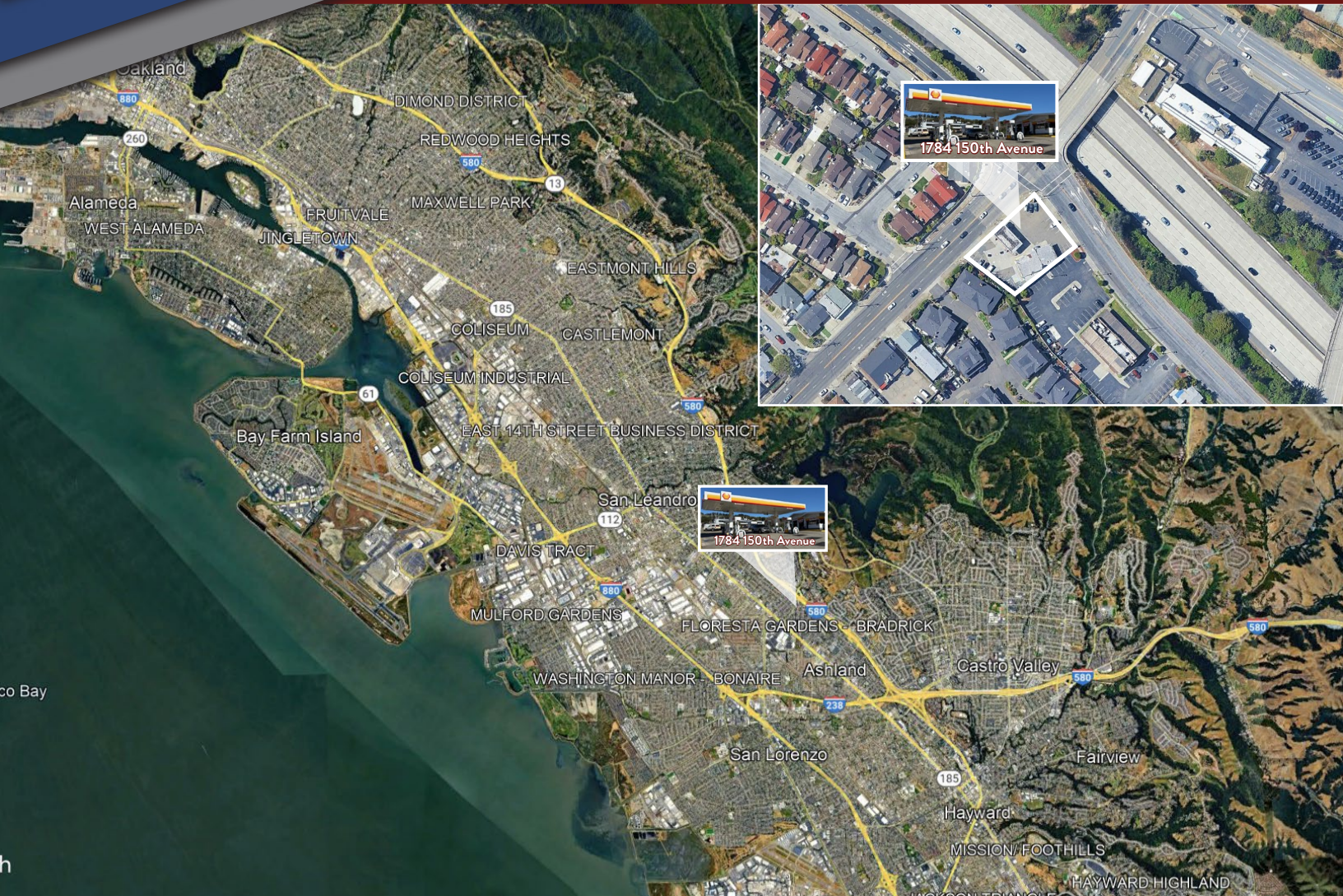
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Property Highlights

- > Shell branded busy Bay Area gas station opportunity.
- > Long-term successful ownership
- > 4 Dispensers serviced by single wall tanks.
- > Busy C-Store with 3 garage bays
- > Busy offramp location
- > Easy access
- > The lot size allows for potential future expansions or enhancements



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