

For Sale // Full-Service Gas Station

55 West Hollis Street, Nashua, NH 03060



\$925,000

Property Features:

- Great Location
- Road Frontage
- Well Established

About:

Discover a rare opportunity to acquire a well-established Kenoco-branded gas station and two-bay automotive repair shop, operating since 1958 in the heart of Central Nashua. This property features an 18,000-gallon fuel capacity distributed across three tanks and currently pumps approximately 35,000 gallons per month as a full-service station with limited hours.

Key features include office space, two bathrooms, and two automotive repair bays, with the opportunity to purchase existing furniture, fixtures, and equipment (FF&E).

With significant potential for expansion, including the addition of self-service pumps and expanding hours, this property offers numerous possibilities for growth. The General Business zoning allows for flexibility in a wide range of potential uses, making it an ideal investment for future growth.

Contact Details:

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Property Highlights:

- ▶ Traffic: 16,265 VPD
- ▶ Expansion Potential
- ▶ Long-term established location
- ▶ 18,000 gallon tank capacity
- ▶ Two-bay garage
- ▶ Office with two restrooms
- ▶ Frontage: 280

Property Details:



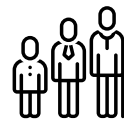
Population

1 mile: 24,652
3 miles: 84,335
5 miles: 122,719



Median HH Income

1 mile: \$62,252
3 miles: \$91,718
5 miles: \$101,225



Median Age

3 miles: 41 years

SALE PRICE // 925,000

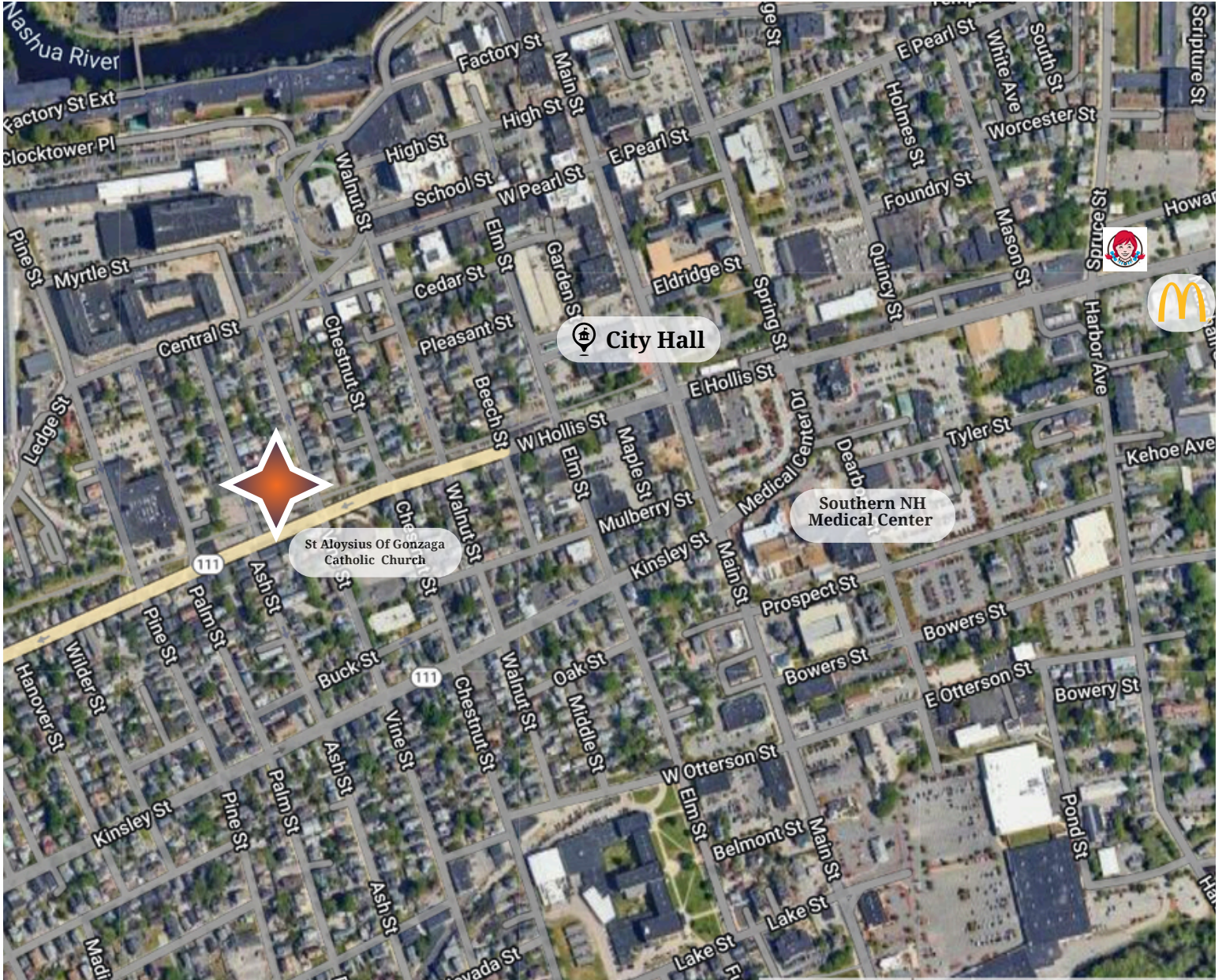
BUILDING SIZE // 1,134 SF

YEAR BUILT // 1958

ZONING // Commercial GB

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