

# Operating Gas Station & C-Store

2201 S Union Ave, Bakersfield, CA 93307



Presented By:  
Keller Williams College Park



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Property Details

Exceptional opportunity to acquire a high-performing, fully operational gas station and convenience store with multiple income streams, including truck wash and leased truck repair, located at 2201 S Union Ave in Bakersfield, CA.

This offering represents the sale of both the real estate and the operating business (going-concern). The property is a Pemex-branded fueling facility situated on a lot approximately ( $\pm 5.56$  acres) at a signalized corner intersection with strong visibility and traffic exposure along Union Avenue.

The site is improved with a  $\pm 4,809$  SF convenience store with QSR, a  $\pm 4,000$  SF truck wash building, and a  $\pm 5,000$  SF leased truck repair facility, totaling approximately  $\pm 13,809$  SF of improvements.

Fueling infrastructure includes 10 multi-product dispensers (MPDs) with a total of 14 fueling positions. The station is configured with 5 MPDs dedicated to gasoline fueling for passenger vehicles and 5 MPDs dedicated to diesel fueling for truck traffic, including diesel and DEF service under a separate truck canopy.

The property benefits from strong traffic counts along Union Avenue, reported at approximately 16,000 to 19,000 vehicles per day, supporting consistent customer flow and long-term operational viability.

Multiple revenue streams include fuel sales, convenience store operations, QSR, truck wash services, and rental income from the leased truck repair building, currently generating approximately \$7,500 per month.

Zoned M-1 (Light Manufacturing), the property allows for a variety of commercial and industrial uses including fuel service, truck stop, and truck-related operations. Ownership is retiring and offering the property for sale, presenting a strong opportunity for an owner-user or operator to acquire an established, income-producing fuel and service facility.

**Price: \$12,000,000**

- Sale Includes Business + Real Estate (Going-Concern) | Fully Operational Gas Station with Multiple Income Streams and 2024 Appraisal Available
- Dedicated Truck Diesel Infrastructure with DEF Service | Includes Truck Wash and Leased Truck Repair Income (\$7,500/Month)
- $\pm 5.56$  Acre Signalized Corner Location with Strong Traffic Counts |  $\pm 13,809$  SF Improvements and M-1 Zoning

View the full listing here: <https://www.loopnet.com/Listing/2201-S-Union-Ave-Bakersfield-CA/40080952/>

Price:	\$12,000,000
Property Type:	Retail
Property Subtype:	Truck Stop
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	5.56 AC
Gross Building Area:	4,825 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	2019
Tenancy:	Multi
Zoning Description:	M-1
APN / Parcel ID:	025-030-32-00-3
Walk Score ®:	30 (Somewhat friendly)
Transit Score ®:	30 (Somewhat friendly)

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Aaa Truck	-	
Roadway Transport Corp	-	
Royal Taste of India	-	
Union Village	-	

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## Location



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## Property Photos



01-Illuminate Photography - 2201 S Union Ave



02-Illuminate Photography - 2201 S Union Ave

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## Property Photos



18-Illuminate Photography - 2201 S Union Ave



03-Illuminate Photography - A

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## Property Photos



04-Illuminate Photography - C



05-Illuminate Photography - D

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## Property Photos



06-Illuminate Photography - B



07-Illuminate Photography - E

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## Property Photos



40-Illuminate Photography - 2201 S Union Ave - 41



08-Illuminate Photography - F

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## Property Photos



09-Illuminate Photography - H



10-Illuminate Photography - G

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## Property Photos



11-Illuminate Photography - J



12-Illuminate Photography - I

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## Property Photos



17-Illuminate Photography - 2201 S Union Ave - 19



23-Illuminate Photography - 2201 S Union Ave - 13

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## Property Photos



24-Illuminate Photography - 2201 S Union Ave - 17

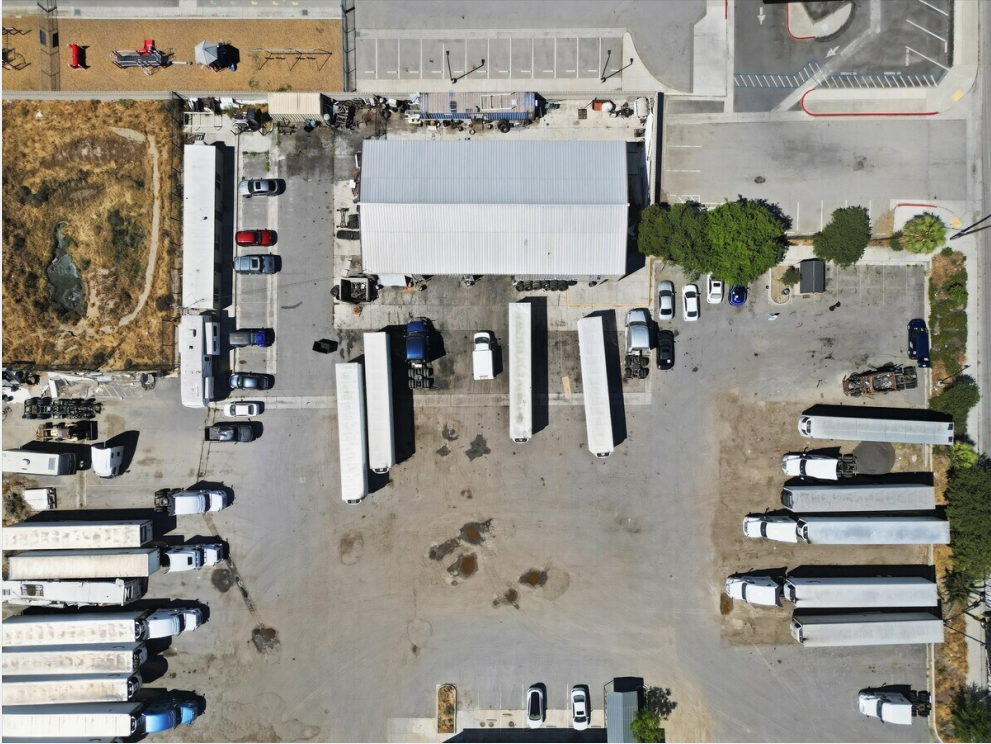


25-Illuminate Photography - 2201 S Union Ave - 15

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## Property Photos



28-Illuminate Photography - 2201 S Union Ave - 22



53-Illuminate Photography - 2201 S Union Ave - 33

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## Property Photos



54-Illuminate Photography - 2201 S Union Ave - 31



55-Illuminate Photography - 2201 S Union Ave - 30

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## Property Photos



56-Illuminate Photography - 2201 S Union Ave - 35



57-Illuminate Photography - 2201 S Union Ave - 32

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## Property Photos



59-Illuminate Photography - 2201 S Union Ave - 48



60-Illuminate Photography - 2201 S Union Ave - 50

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## Property Photos



62-Illuminate Photography - 2201 S Union Ave - 43



63-Illuminate Photography - 2201 S Union Ave - 51

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