

# HIGH ADVENTURE GAS & GOODIES

OFFERED AT  
**\$795,000**

INCREDIBLE INVESTMENT OPPORTUNITY BELOW MARKET VALUE!



4 FUEL DISPENSERS

ADA RESTROOM

QUALITY REMODEL

4230 SQ FT

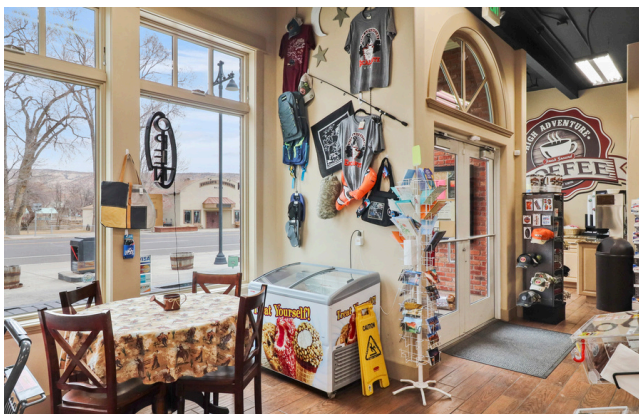
**READY FOR NEW  
OWNER!**

85 W MAIN (HWY 12)  
ESCALANTE, UT 84726



**CONTACT-**

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# FEATURES

- 4230 SF
- .22 Acre Parcel
- Built in 1954 with Complete Rehab/ Remodel in 2013 with New tile floors, concrete, 2 HVAC units, insulation, electrical, plumbing, and stucco. Roof re-done in 2021
- Garage for light Automotive /Car Wash drain with oil separator
- FF&E Included (approx. 100k Value), including Freezers, Coolers, Deli Stand, Ice Maker, Shelving, POS system.
- Large ADA tile Restroom + Staff Restroom
- 127 ft Frontage on Hwy 12 “All American Highway” which passes through 3 national parks. Called the “second most scenic road in the country” by Car and Driver Magazine.
- 2 Fuel Pump Islands with 4 MPD dispensers
- 2 Underground Tanks with 10,000 and 13,000 gal capacity. All monitored remotely
- Large Back Office with 2 large storage rooms
- Lots of retail space, walls can be placed / moved in West area for compatible retail, quick-food, or office
- Beer Cave (buyer to apply for license)

