

Gas Station for Sale

\$350,000

**Great
Visibility**

**Fantastic
Business
Opportunity!!**

**For More Information,
Please Contact:**

Mike Carpenter, CCIM

Managing Broker

**mcarpenter
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815.540.5101



- Fuel Stop and Pantry Business Opportunity
- Expandable Site & Building
- Currently 500 Square Foot Building
- 0.47 Acres (20,473 Sq. Ft.)
- 3 Pumps with 24,000 Gallon Capacity (2 Fiberglass Reinforced Plastic Double Walled Tanks)
- Concrete Block Construction
- Central Air Conditioning / Forced Air Heat
- Route 23 Road Frontage with Full Direct Access Plus Dual Access to Electric Park Drive
- Phase I and Phase II Available Upon Request
- ADT = 18,000
- Fortune 500 Company & Jobs Coming to the Area



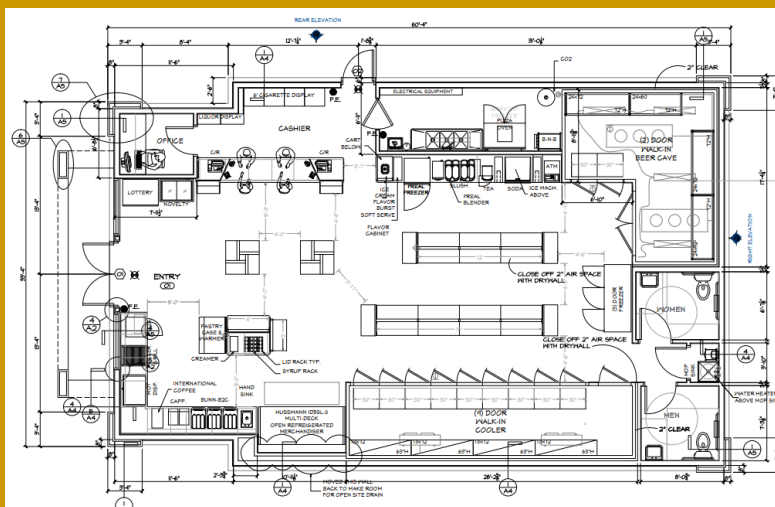
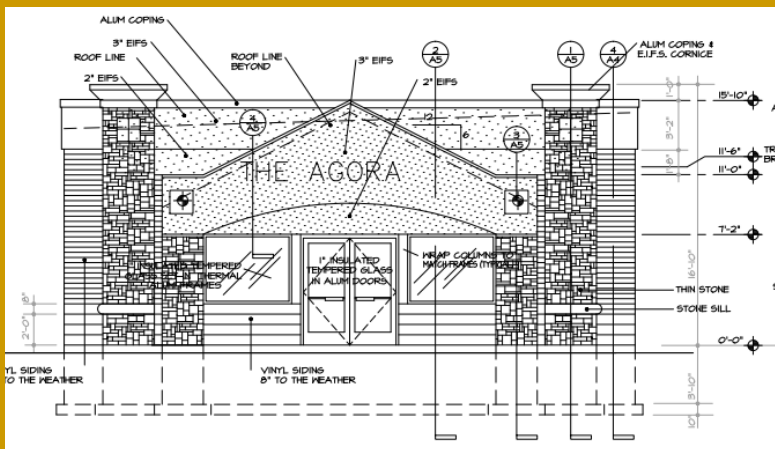
Real Valuation Group

Commercial Real Estate Services

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**1731 DeKalb Avenue
Sycamore, IL 60178
815.754.4000**

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