



102 N 1st St

102 N 1st St, Verden, OK 73092



Zafar Iqbal

eXp Commercial

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(405) 546-9079 Ext: 7



102 N 1st St

\$600,000

FOR SALE: Gas Station Business Opportunity!

- Strong Monthly Performance: \$17,000–\$25,000 in gross monthly revenue
 - Fuel Sales: 57,000–59,000 gallons of fuel sold every month
 - Brand Power: VALERO-branded station with a favorable profit split
 - Additional Income: On-site ATM machine for extra earnings
 - All-Inclusive Deal: Real estate and business included in the sale price
- Interested? For more information, please call 405.546.9079 or email zfatehi1983@gmail.com....

- Gas Station Opportunity! On State Highway 62
- Brand Power
- Additional Income Stream:



Price:	\$600,000
Property Type:	Retail
Property Subtype:	Convenience Store
Sale Type:	Owner User
Lot Size:	0.32 AC
Gross Building Area:	3,985 SF
Sale Conditions:	Build to Suit
No. Stories:	1
Year Built:	1960
Tenancy:	Single
APN / Parcel ID:	V001-00-013-017-0-000-00
Walk Score ®:	10 (Not friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Simple Simon's Pizza	-	
Valero	-	
Verden Food Mart	-	



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Property Photos

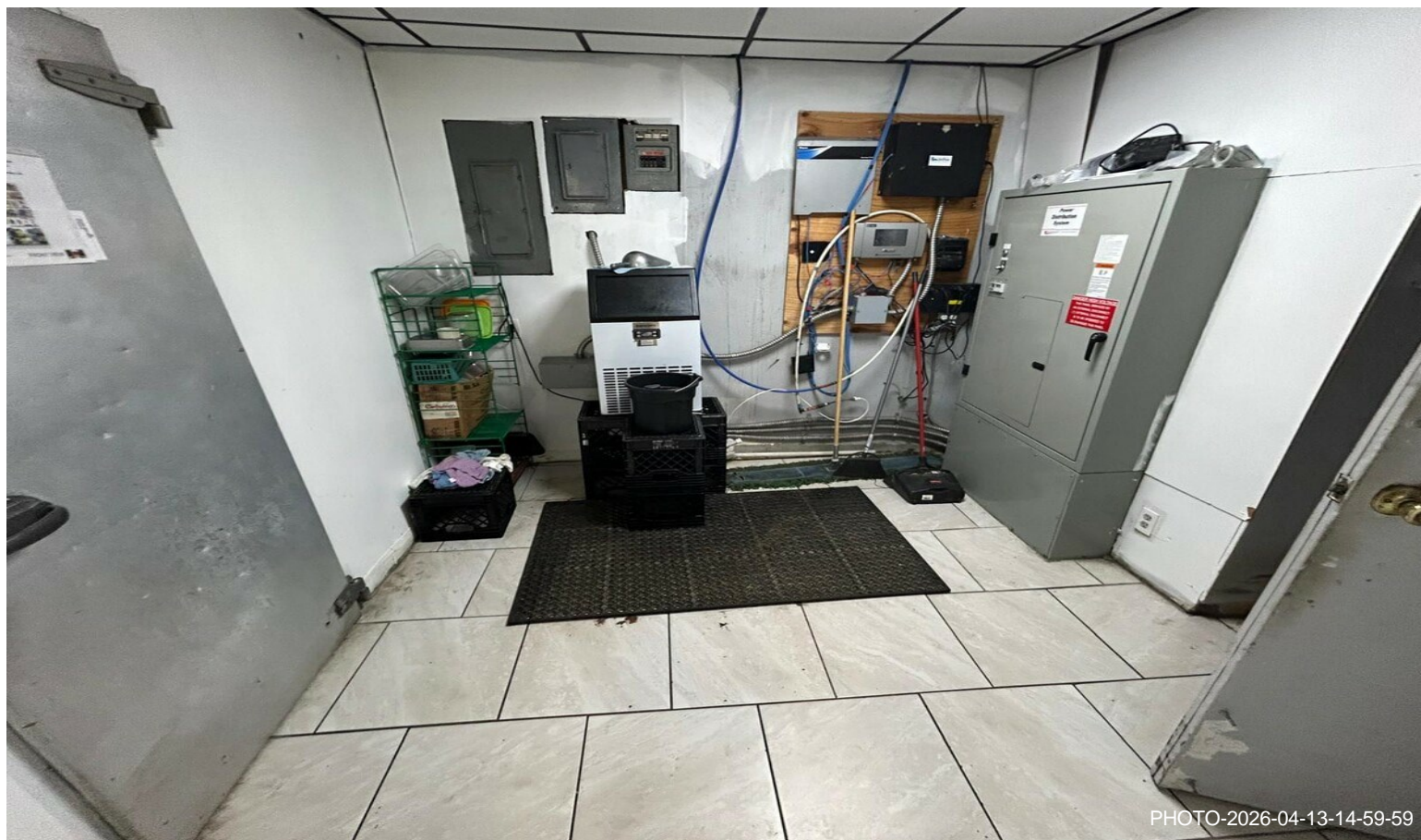


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Property Photos



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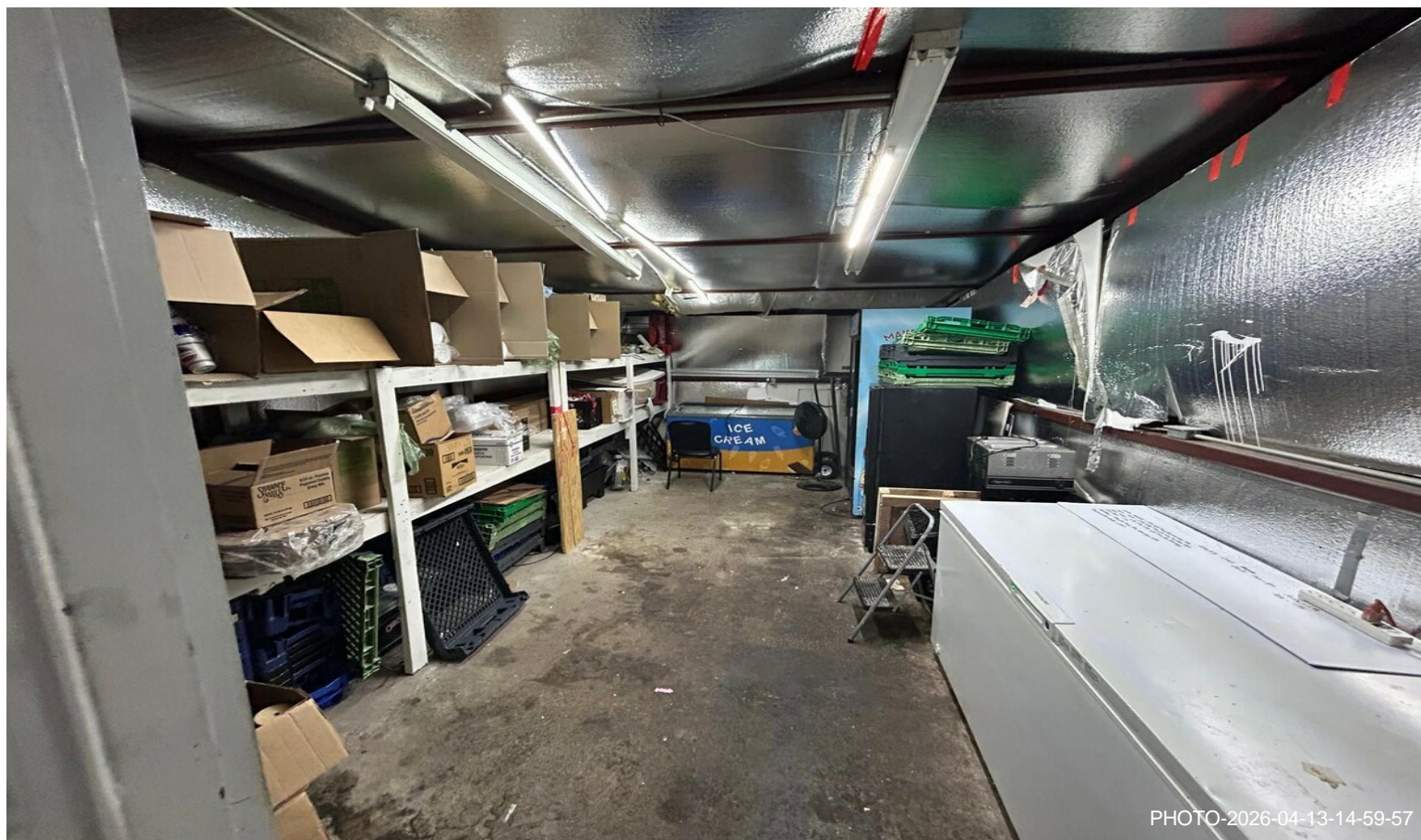


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Property Photos

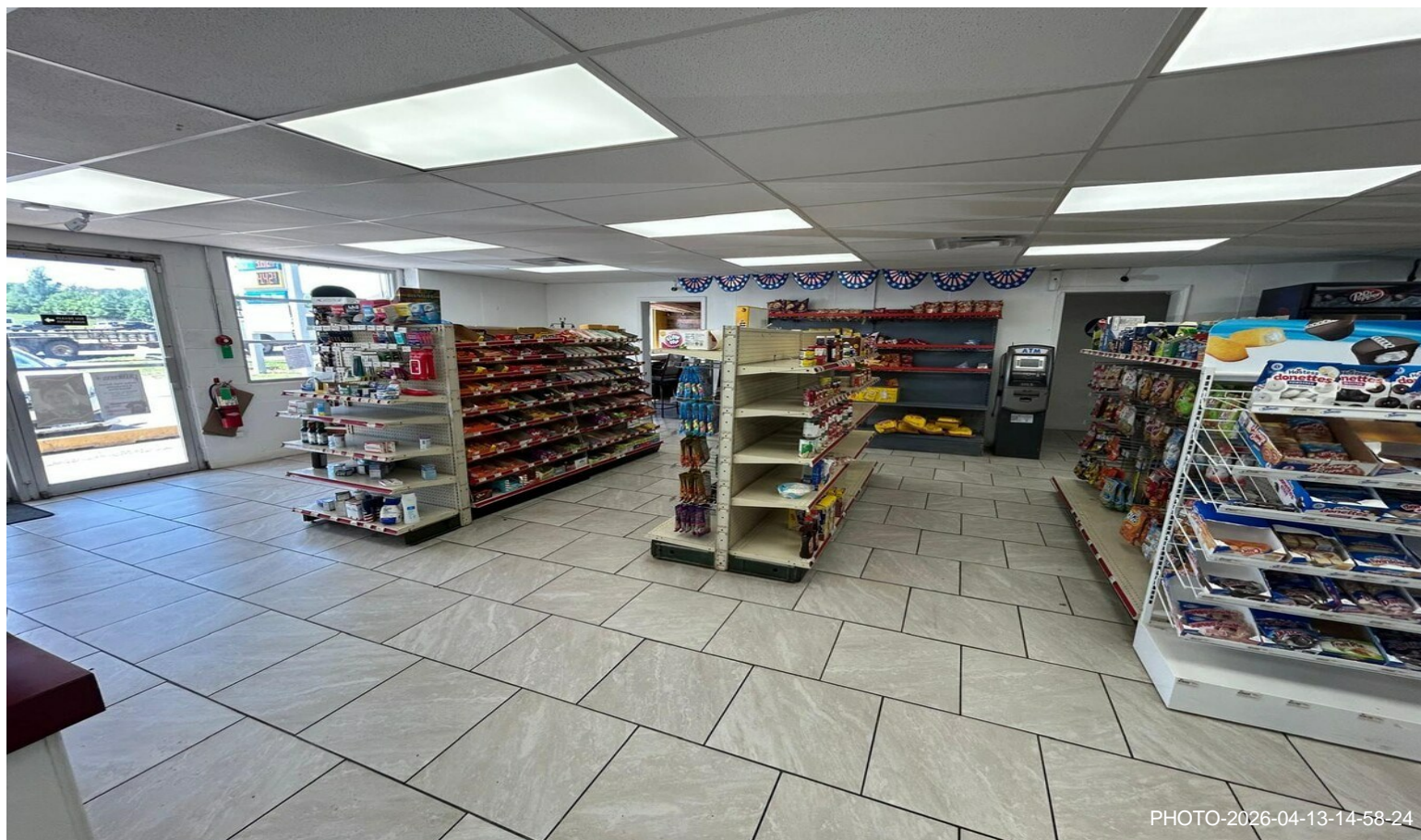


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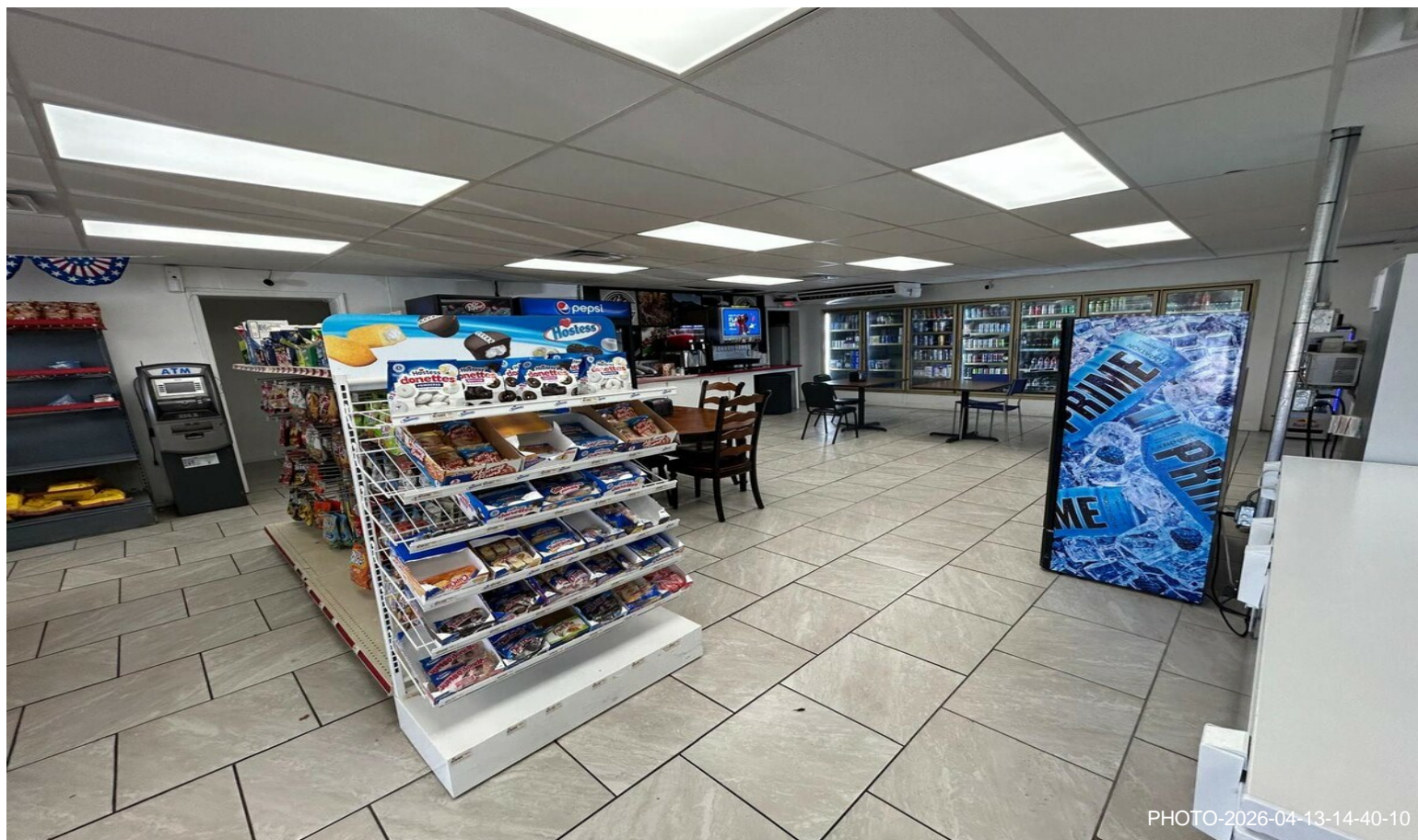


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Property Photos

