



GAS Station Location:

110 E Main, Canton, OK

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Introducing The Gas Station with Store, located at 110 Main Street, Canton, OK, 73724. This commercial property offers a prime investment opportunity at a competitive offering price of \$500,000. The 5,500 sq ft building, renovated in 2007, sits in Blaine County's bustling commercial area.



OFFERING SUMMARY

Location:

110 Main Street, Canton, OK 73724

Offering Summary:




Price	\$500,000
Building Size	5500 SF
Gas Pumps	4
Diesel Pumps	4
Tanks	4

Inside Inventory Summary:

Walk-in cooler	7 Doors
Freezer	3 Doors
Pizza Oven	



Key Features for this Property:

-  **Fuel Stations:**
 - 4 Gas Pumps (3 Years old)
 - 4 Diesel Pumps
-  **Storage Facilities:**
 - 4 Fuel Tanks (underground)
-  **Food & Beverage Amenities:**
 - 7-Door Walk-In Cooler
 - 3-Door Freezer

Expenses for this Property:

- Electric: 700/800
- Water 50
- Phone 45
- Internet 36
- Gas commission 5000-6500
- Payroll 4 people 3000
- **Inside sales 40,000**
- Major employer in Town -Us gypsum



INSIDE OVERVIEW:



INSIDE OVERVIEW:



OUTSIDE OVERVIEW:

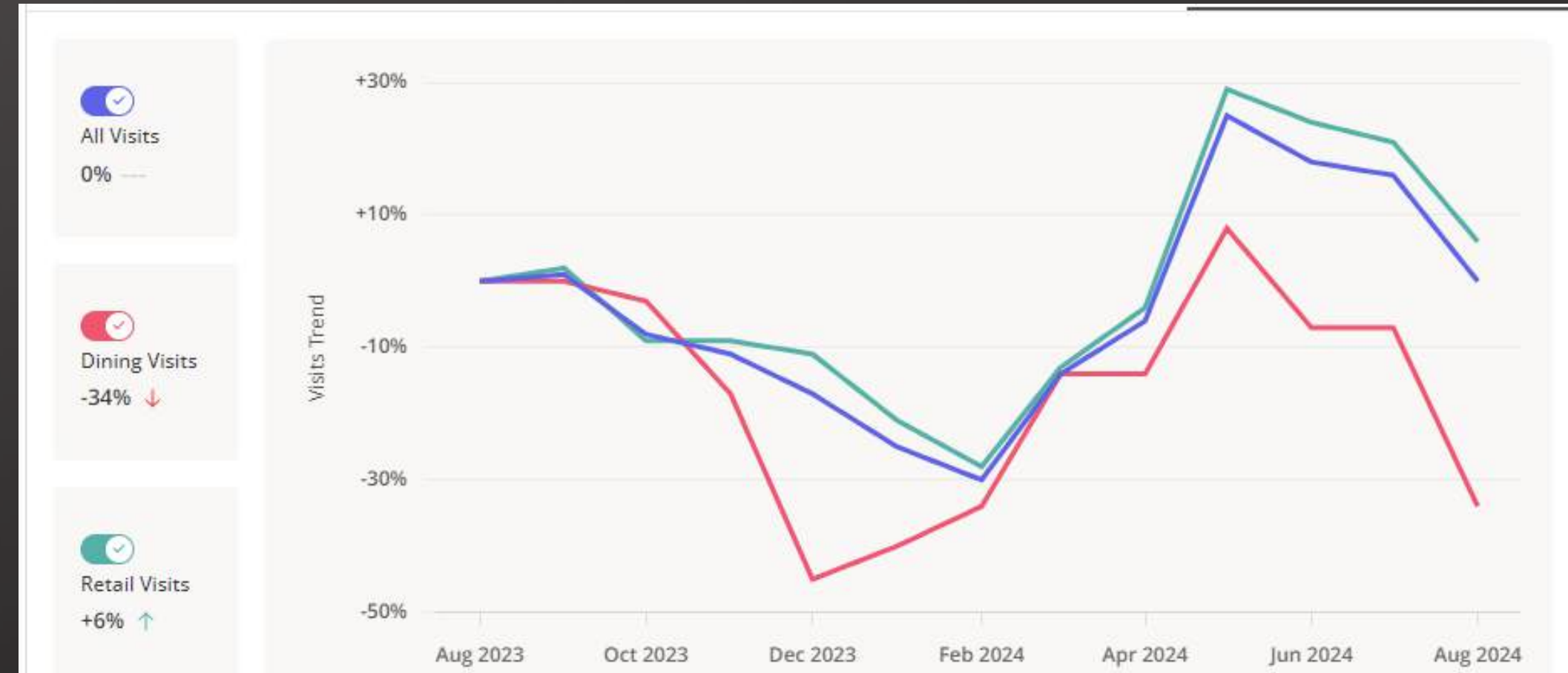
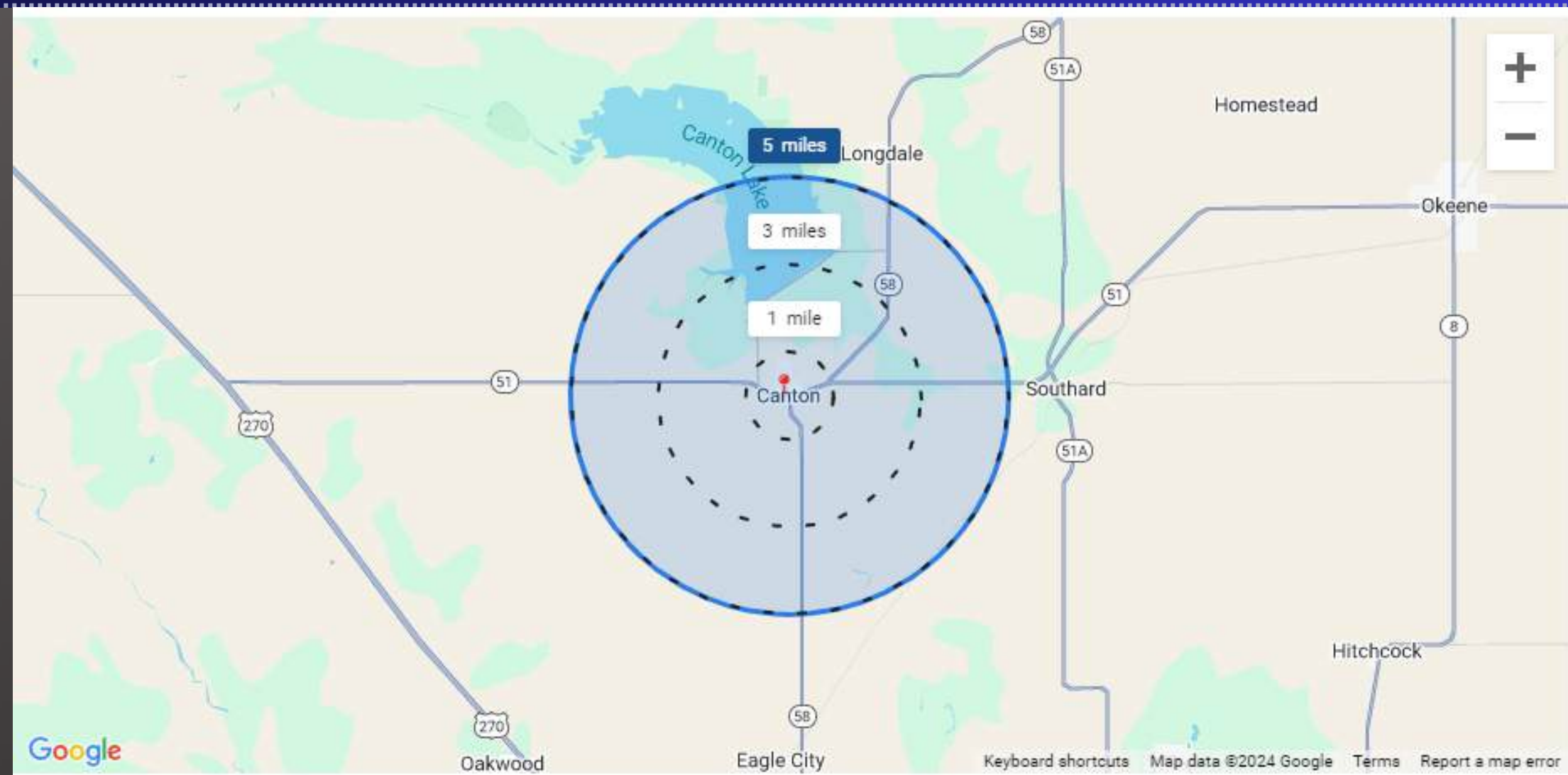


AERIAL OVERVIEW



Demographic Insights:


	1 Miles	3 Miles	5 Miles
POPULATION			
2024 Population	1353	1972	2882
Median Age	43	46	50
HOUSEHOLD INCOME			
Median Income	63.7K	64.7K	75.3K
HOUSING OCCUPANCY			
Housing Occupancy Ratio	1:01	1:02	1:01
Rental Occupancy Ratio	1:07	1:08	1:08
DAYTIME EMPLOYMENT			
Employees	1068	1616	2428





Thank You

Contact us

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