

20370 VIKING AVENUE

POULSBO, WA 98370



- Gas Station with 4 pumps, with rare offering of Ethanol-Free Gasoline for boater and small engine users.
- Unique combination of fuel station, C-Store, Farm, Feed, Lawn and Garden supply store.
With propane services including delivery, filling and electric tank monitoring options.
- Located near Winslow Ridge (Less than 2 miles away) offers 22 new homes, and Liberty Bay Vista (3 miles away) features 25 - both 2025 builds with active listings
- Only 0.5 miles from WA-305 and 2 miles away from Highway 3. Offering convenient access to regional transportation.

Branding is not included in the sale. Cenex branding is subject to CHS Inc. approval and entering in a branding agreement.

PROPERTY OVERVIEW



PROPERTY ADDRESS
20370 Viking Ave NW,
Poulsbo, WA 98370

PARCEL NUMBERS
152601-1-093-2004

YEAR BUILT
1952

PARCEL SIZE
40,511 SF

ACRE SIZE
14,070 SF



DESCRIPTION OF EXISTING BUSINESS

- Propane Delivery and Filling on Site
- Pay-at-Pump
- Premium Diesel and Kerosene
- Parking
- Store offering Pet and Livestock Feed/Farm, Lawn and Garden supplies. Monday-Friday: 8:00am – 6:00pm Saturday: 8:00am – 5:00pm Sunday: Closed
- 24-Hour Fuel
- No espresso currently, but possible



ASKING PRICE
\$3,679,076



AVERAGE C-STORE SALES/MONTH
\$145,250.58



C-STORE MARGIN
30.16%



ANNUAL GROSS PROFIT (2024)
\$919,769



FUEL MARGIN
16.24%



GROSS PROFIT PER GALLON
\$0.74



AVG GASOLINE VOLUME/MONTH
46,139 Gallons/Month

PROPERTY PHOTOS



AERIAL

N

20370 VIKING AVE NW
PARCEL #: 152601-1-093-2005
PARCEL SIZE: 40,511 SF



VIKING AVE NW

NW LINDVIG WAY

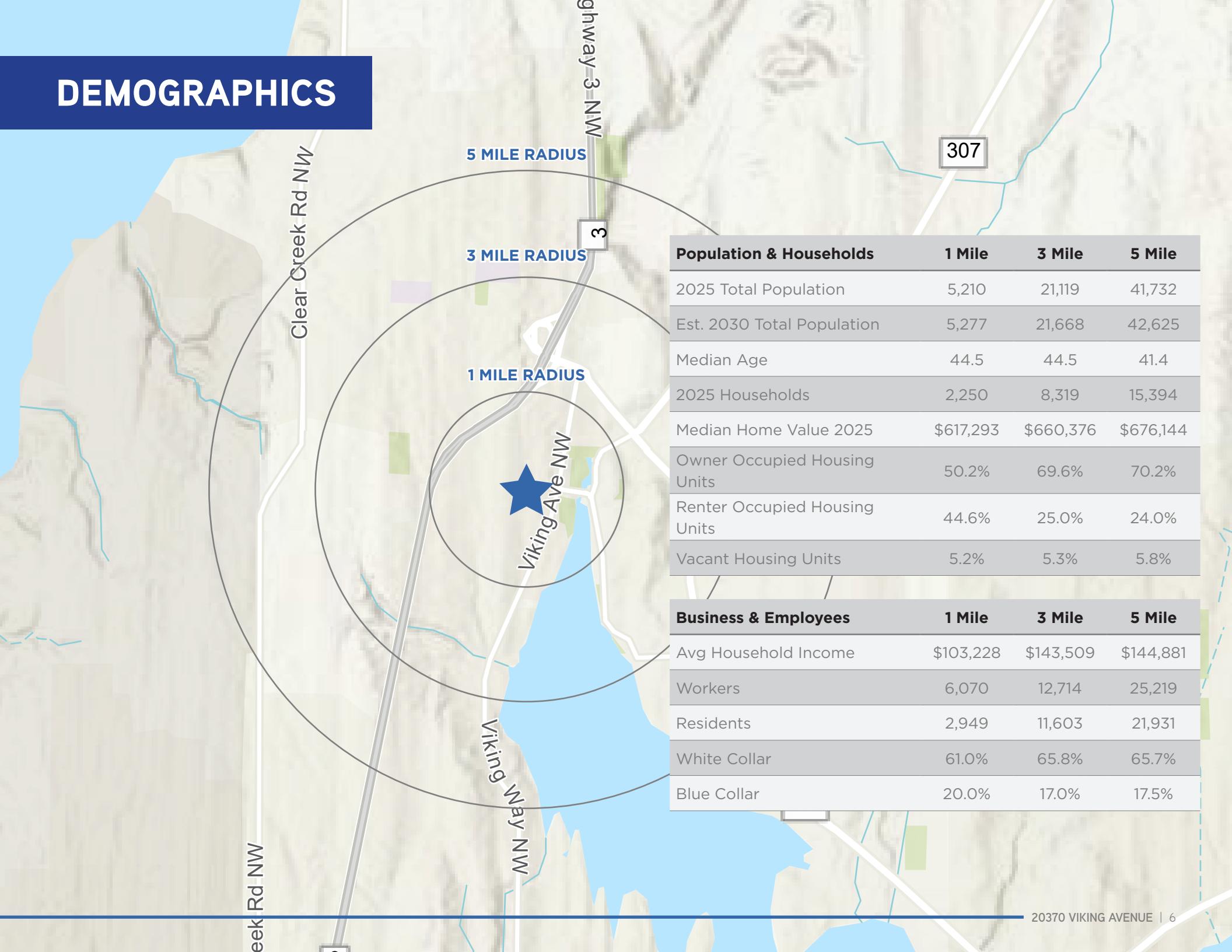
VIKING AVE NW

NW FINN HILL RD

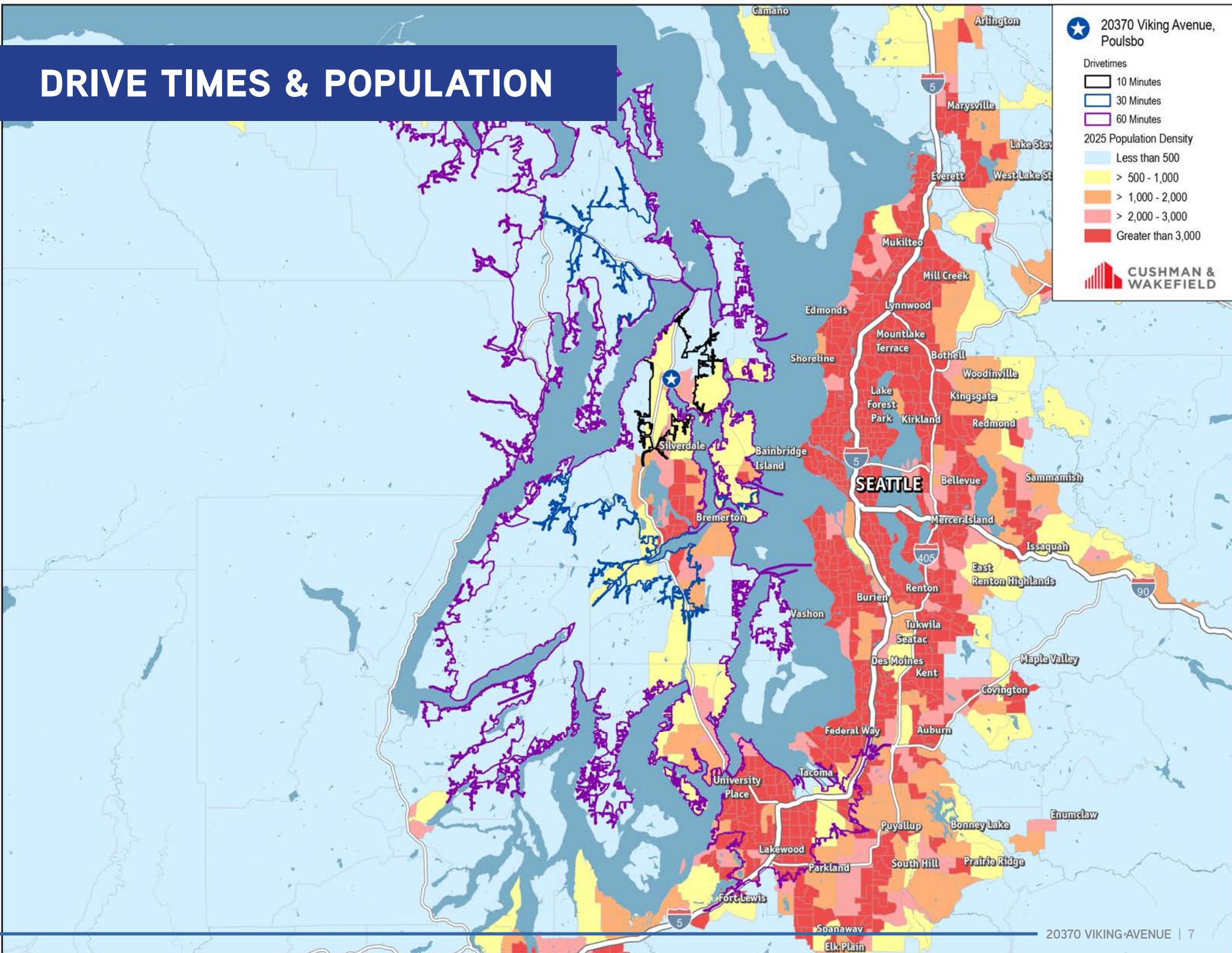
LOCATION OVERVIEW



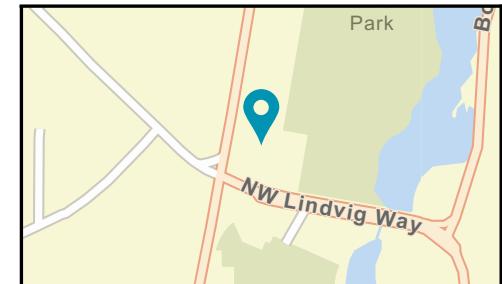
DEMOGRAPHICS



DRIVE TIMES & POPULATION



TRAFFIC COUNTS



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



20370 VIKING AVENUE

POULSBO, WA 98370



JIM REED
Executive Managing Director
+1 206 215 9815
jim.reed@cushwake.com

SABA MODARES
Brokerage Specialist
+1 206 215 9824
saba.modares@cushwake.com

LUKE SCHAMMEL
Senior Associate
+1 312 424 8096
luke.schammel@cushwake.com

ADAM MCCOSTLIN
Managing Director
+1 312 424 8034
adam.mccostlin@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.