

20370 VIKING AVENUE

POULSBORO, 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

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



VIKING AVE NW

NW LINDVIG WAY

VIKING AVE NW

NW FINNHILL RD

LOCATION OVERVIEW

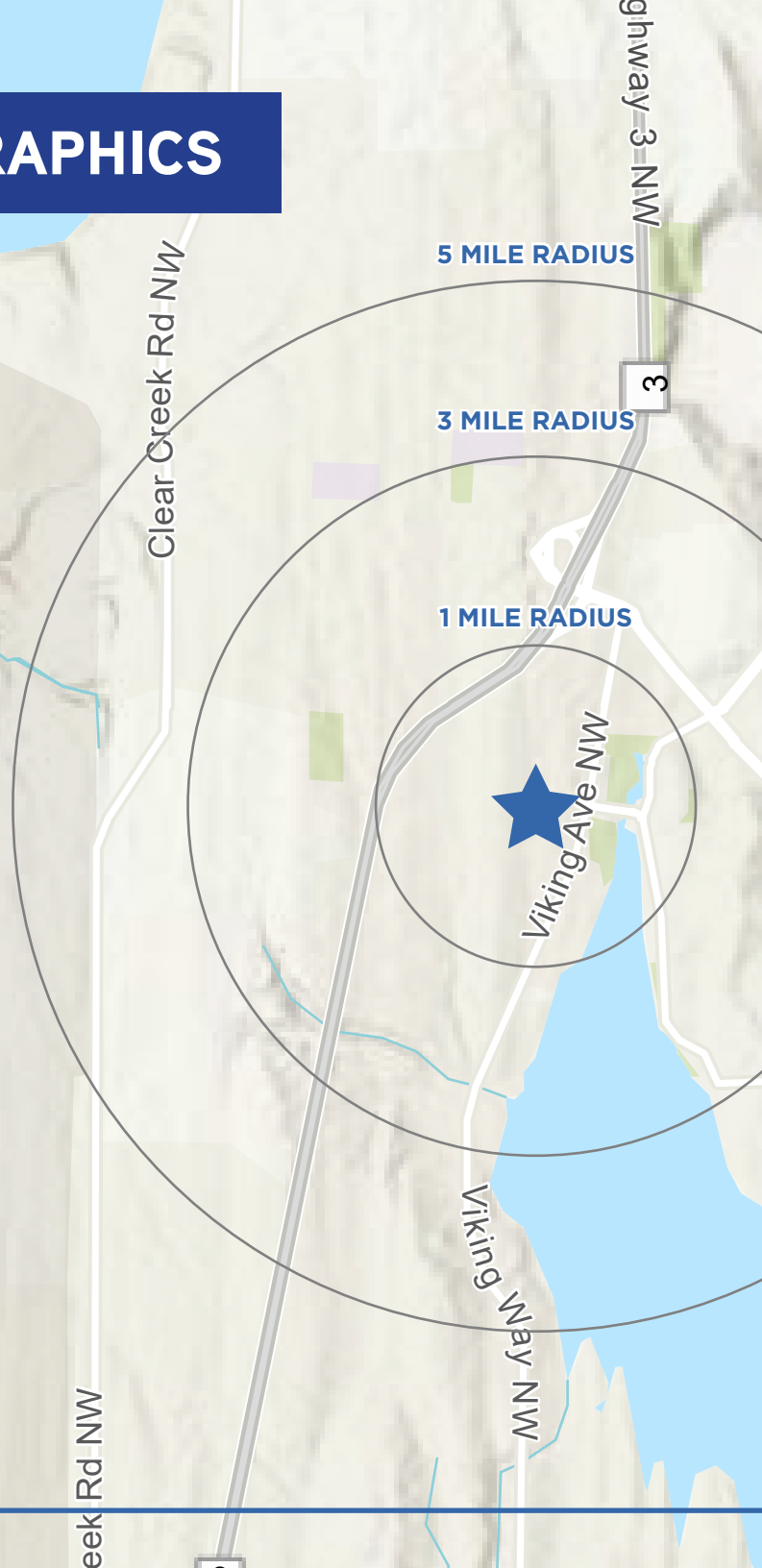


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POULSBO



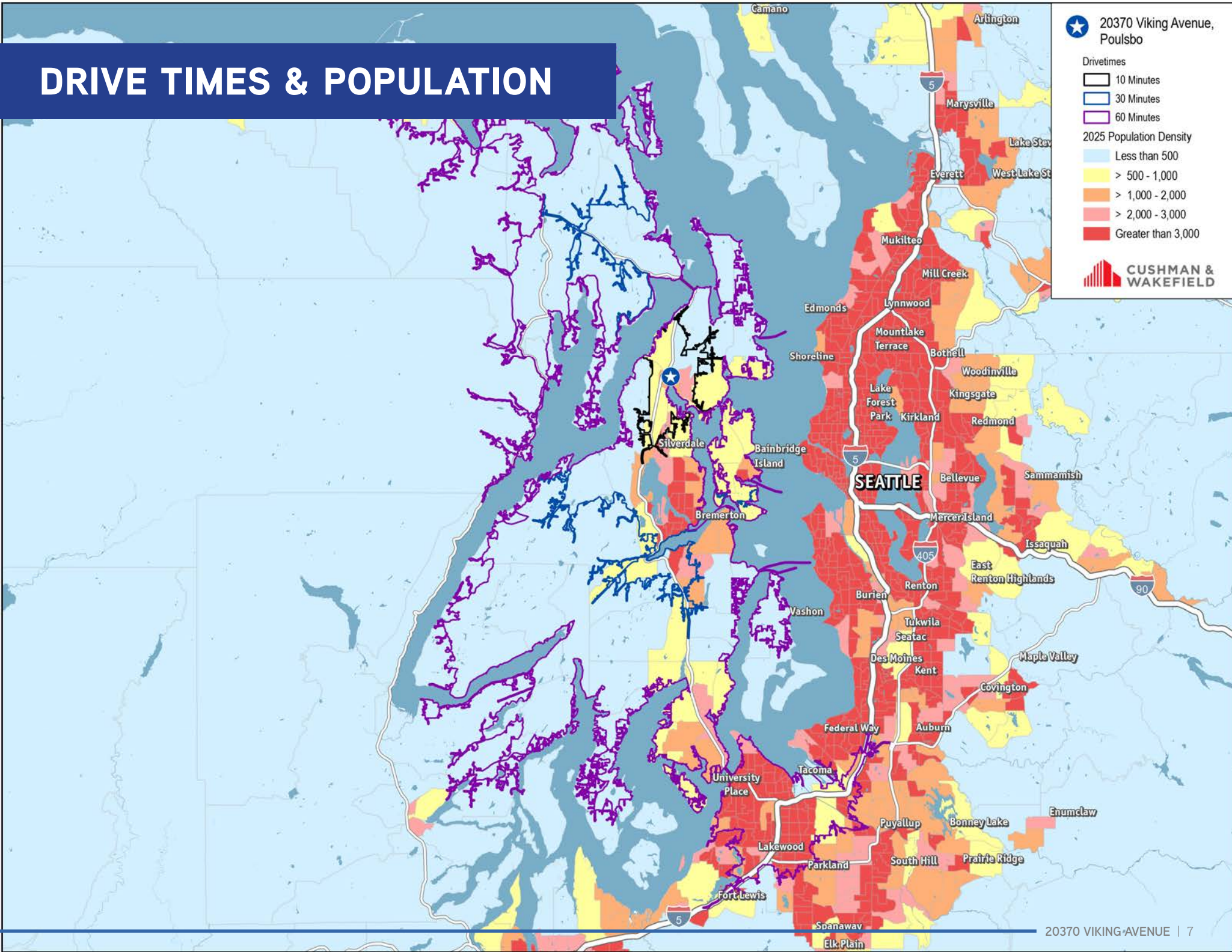
DEMOGRAPHICS



Population & Households	1 Mile	3 Mile	5 Mile
2025 Total Population	5,210	21,119	41,732
Est. 2030 Total Population	5,277	21,668	42,625
Median Age	44.5	44.5	41.4
2025 Households	2,250	8,319	15,394
Median Home Value 2025	\$617,293	\$660,376	\$676,144
Owner Occupied Housing Units	50.2%	69.6%	70.2%
Renter Occupied Housing Units	44.6%	25.0%	24.0%
Vacant Housing Units	5.2%	5.3%	5.8%

Business & Employees	1 Mile	3 Mile	5 Mile
Avg Household Income	\$103,228	\$143,509	\$144,881
Workers	6,070	12,714	25,219
Residents	2,949	11,603	21,931
White Collar	61.0%	65.8%	65.7%
Blue Collar	20.0%	17.0%	17.5%

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



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