



MIDTOWN REALTY INTERNATIONAL, INC.

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WESTAR GAS STATION W/PROPERTY FOR SALE

Fuel Brand can be changed.

LOCATION: 14126 N.W. 27 AVE. Opa Locka, FL 33054-3655

PRICE: \$3,500,000.00 for Building and Property, *All Cash at Closing*
As-Is conditionals subject to inspections.

Closed Gas Station since November 2025 presenting a strong redevelopment opportunity. The *fuel brand can be changed*, allowing an owner or operator to rebrand, introduce a major or independent fuel flag, or explore alternative uses subject to approvals.

The property is strategically located on a major, signalized corner avenue, offering excellent visibility, strong traffic exposure, and convenient ingress and egress from multiple directions. This high-profile corner location enhances customer accessibility and branding potential.

The site consists of approx. 11,364 sqft. lot with approx. 117' fronting NW 27 Ave. Building approx. 741 sqft, suitable for a convenience store, retail use, or potential expansion depending on zoning and permitting. The fueling infrastructure includes **4 pumps providing 8 fueling positions**, allowing for efficient traffic flow and service capacity during peak hours. **3 x 10,000 UST.**

Overall, this asset offers significant upside for an owner-user or investor seeking to reactivate an existing fuel station, rebrand, or redevelop the property in a well-traveled corridor with strong fundamentals.

AlhL 27a

For more information contact "The Gasoline Station Specialist" ®

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