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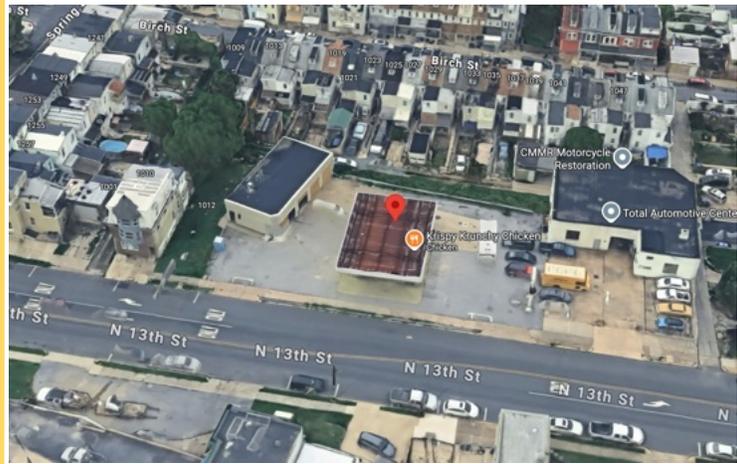
OFF-MARKET TURN KEY STATION

Gas Station + New C-Store For Sale
Location: 1014 N 13th St Reading, PA



PROPERTY HIGHLIGHTS:

- ✓ Turnkey, fully renovated gas station with new pumps, equipment, POS, shelving, and walk-in cooler.
- ✓ Lot Area 15,682 SF (0.36 Acres)
- ✓ Growing operating performance post-renovation with current fuel volumes of ~30,000 gallons/month and \$45K–\$50K in monthly inside sales, trending upward and not yet stabilized.
- ✓ Clean environmental profile with Phase I & II completed and certified tanks approximately 12 years old.



★FOR SALE: \$2,150,000.00★

AGENT CONTACT

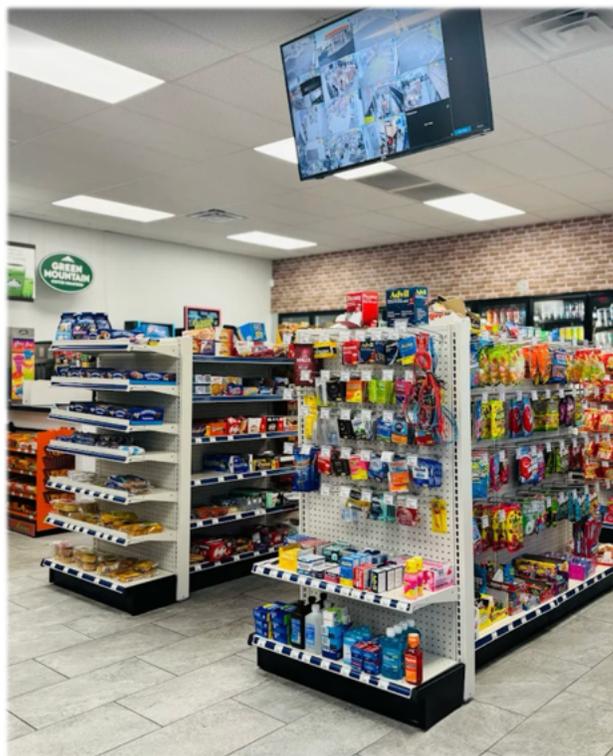
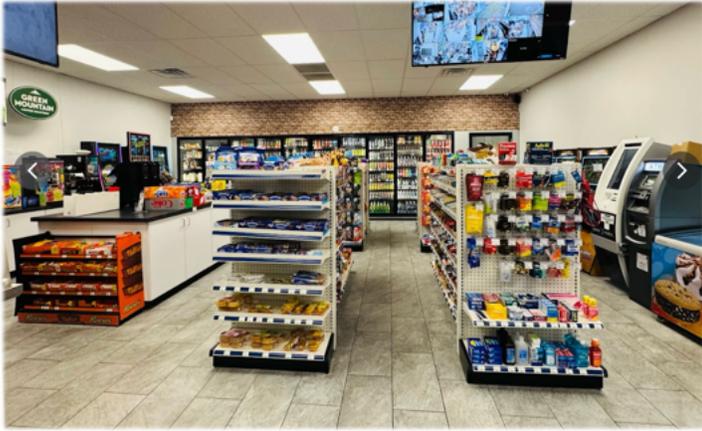


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Krispy Krunchy Chicken Served In-Store

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Directory / PA / Reading / 1014 North 13th Street

KRISPY KRUNCHY CHICKEN

GULF EXPRESS

● OPEN NOW CLOSSES AT 12:00 AM

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Hand-Breaded Chicken

Looking for classic fried chicken done right? Our hand-breaded, Cajun-spiced chicken is cooked fresh and crispy every time—perfect for sharing or keeping all to yourself.



Hand-Breaded Jumbo Tenders

Juicy, jumbo-sized white-meat tenders with a bold Cajun crunch. Order them solo, in a combo, or ahead for an easy pickup.