

# WELL-POSITIONED GAS STATION IN BEAUTIFUL MONTEREY, VA

6547 Potomac River Rd, Monterey, VA 24465

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$625,000
Building Size:	2,237 Square Feet
Lot Size:	1.35 Acres
Utilities:	Individual Well Private Septic
MLS#	669238



### PROPERTY OVERVIEW

Opportunity awaits with this well-positioned gas station located along Potomac River Road in scenic Monterey, Virginia. Situated in Highland County, this property offers excellent visibility and convenient access for both local residents and travelers passing through the area. This property is a short 20 minute drive from Franklin, WV. The station features fuel pumps, a service/retail building, and ample parking space, making it ideal for continued use as a fuel and convenience stop. With limited competition in the immediate area and steady traffic along this route, this property presents a unique investment in a growing market.

#### For More Information:

Dylan Clark

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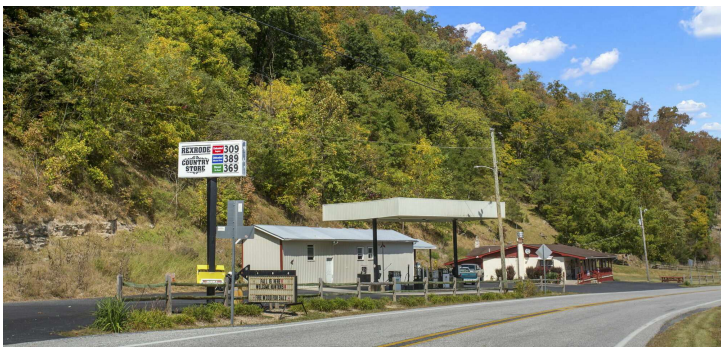
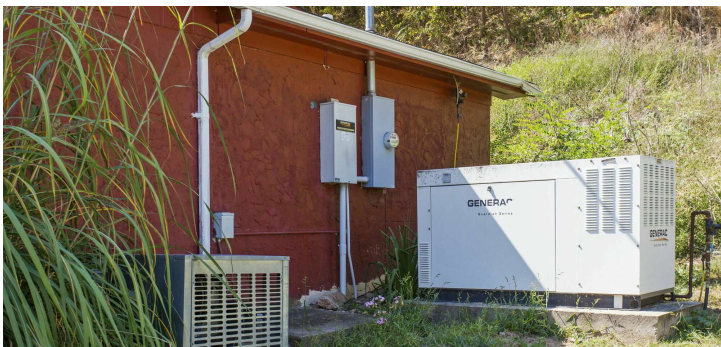
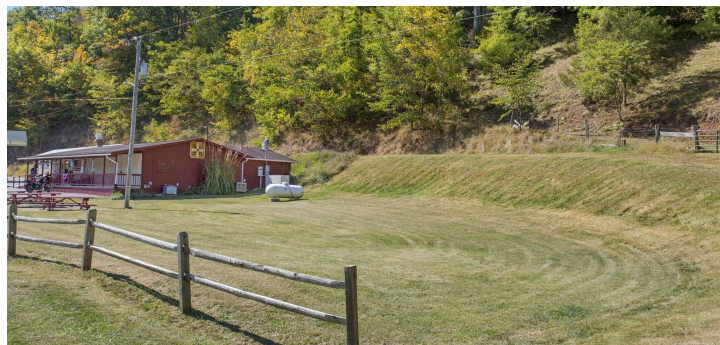
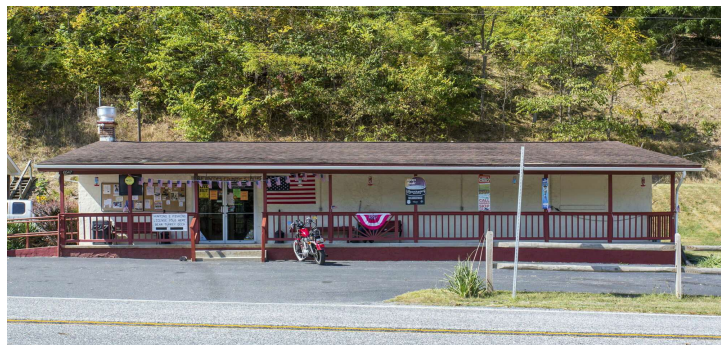
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### Additional Photos



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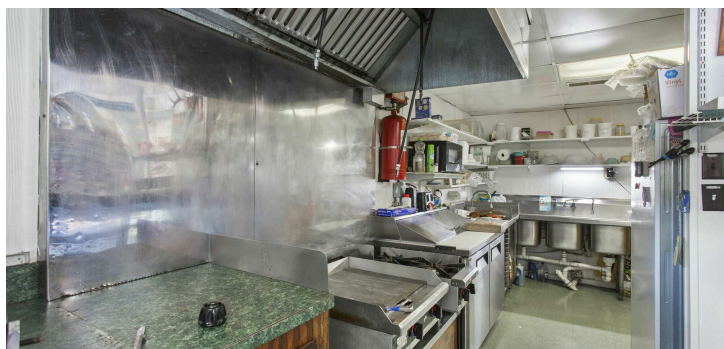
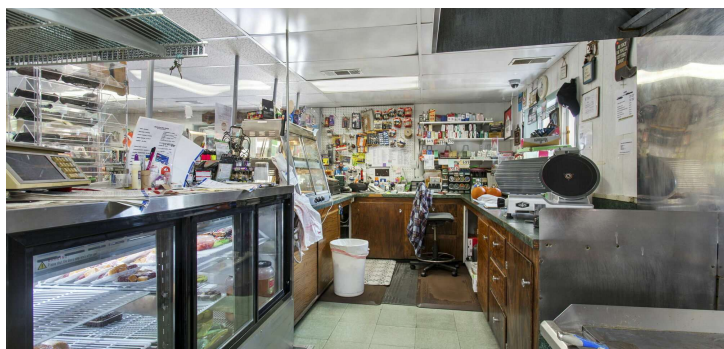
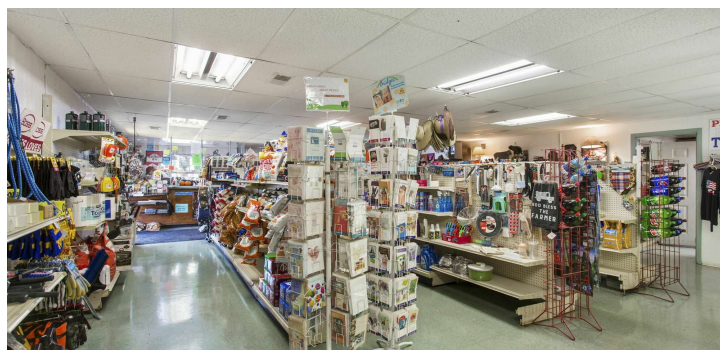
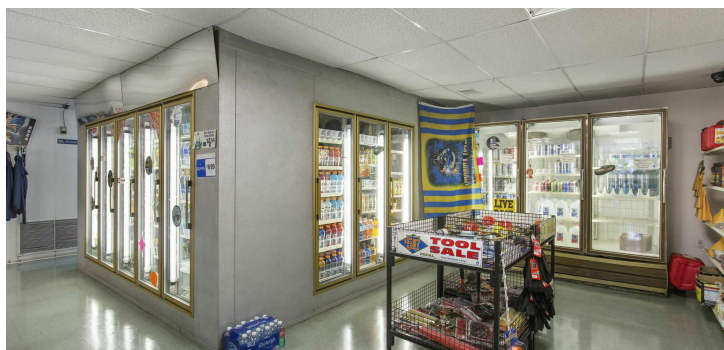
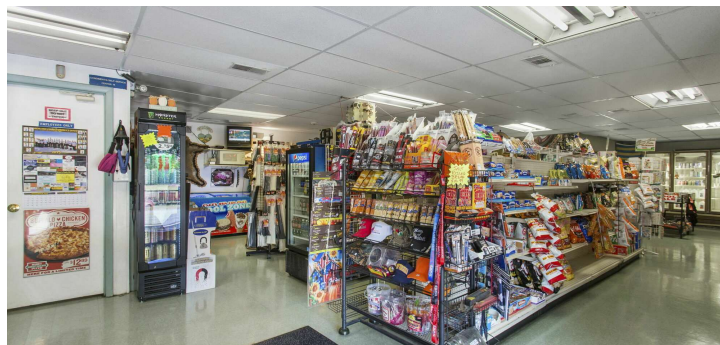
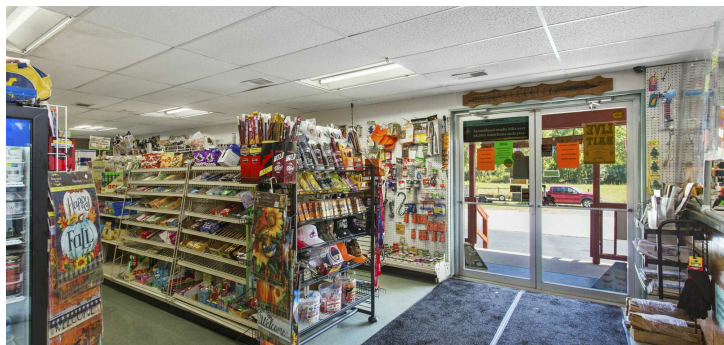
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### Location Map



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