



UNBRANDED GAS STATION

101 E 22nd St, Greeley, CO 80631



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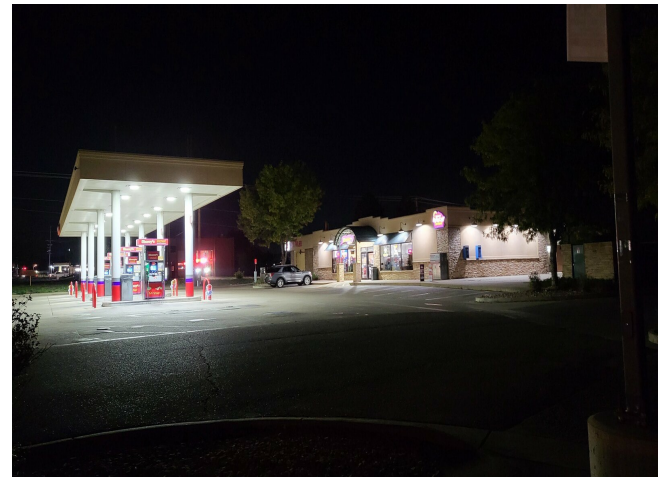
UNBRANDED GAS STATION

\$4,495,000

UNBRANDED, UNBRANDED GAS, Absolutely free and clear to re-brand. No GAS supply agreement, No Term agreements or lease to or from KRISPY KRUNCHY CHICKEN, HUNT BROTHERS PIZZA or with any vendor, of any type. Totally FREE, clear and ready site to RE-BRAND, Remodel or redevelop into a national brand. Environmentally clean site. Great opportunity to RE-BRAND !!! Sold with business and property.

BROKER OWNED and Operated. NO LEASE . Property and business included. Ready for a New Owner....

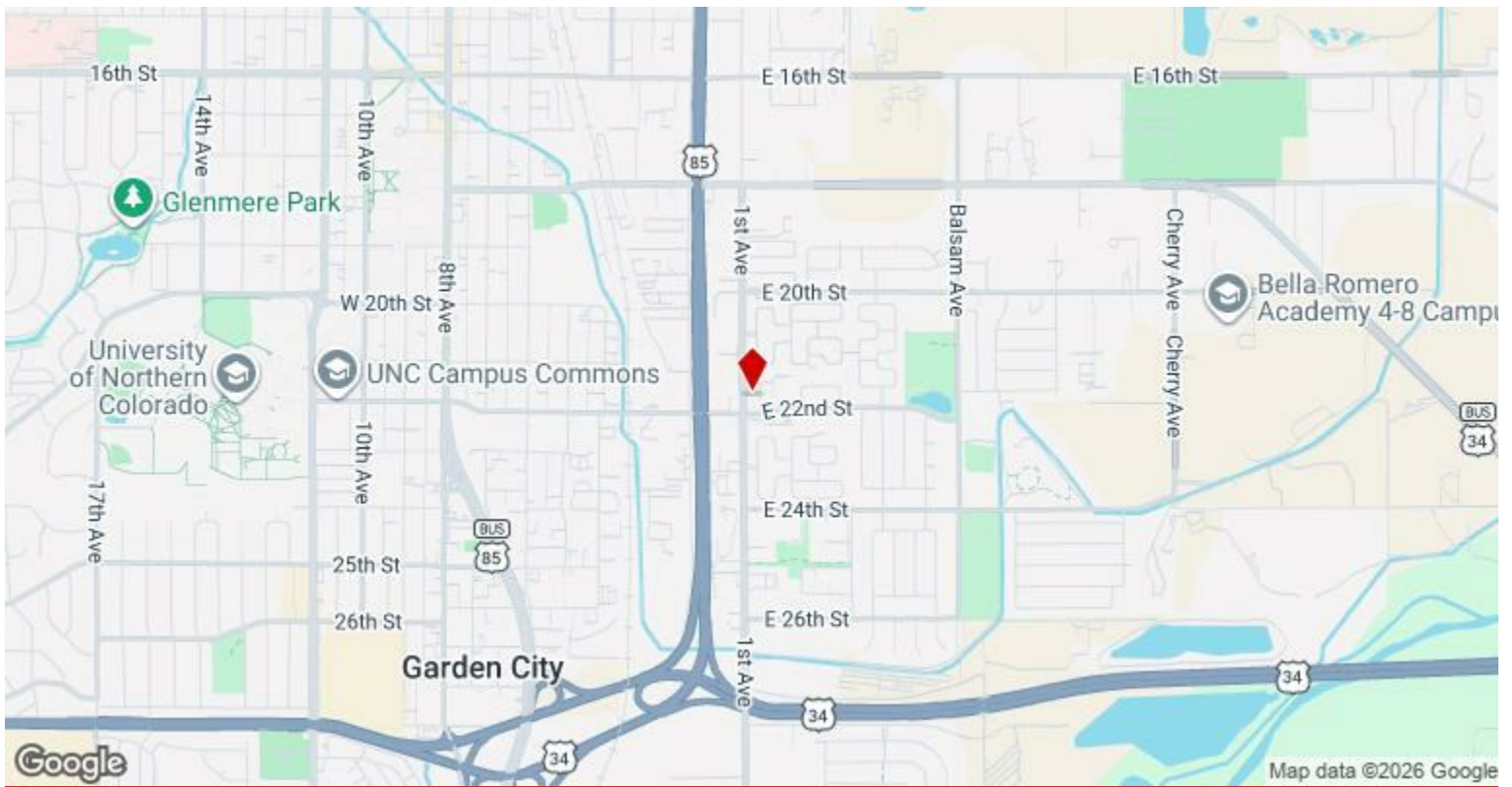
- UNBRANDED, No GAS supply agreement, No Term agreements or lease of any type.
- Built in 2003.
- 3912 Square Feet.
- FREE and CLEAR to Re-brand.



Price:	\$4,495,000
Property Type:	Retail
Property Subtype:	Convenience Store
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.70 AC
Gross Building Area:	3,912 SF
No. Stories:	1
Year Built:	2003
Tenancy:	Single
Parking Ratio:	6.39/1,000 SF
Zoning Description:	CH
APN / Parcel ID:	R2390903
Walk Score ®:	40 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Sherry's Market	-	

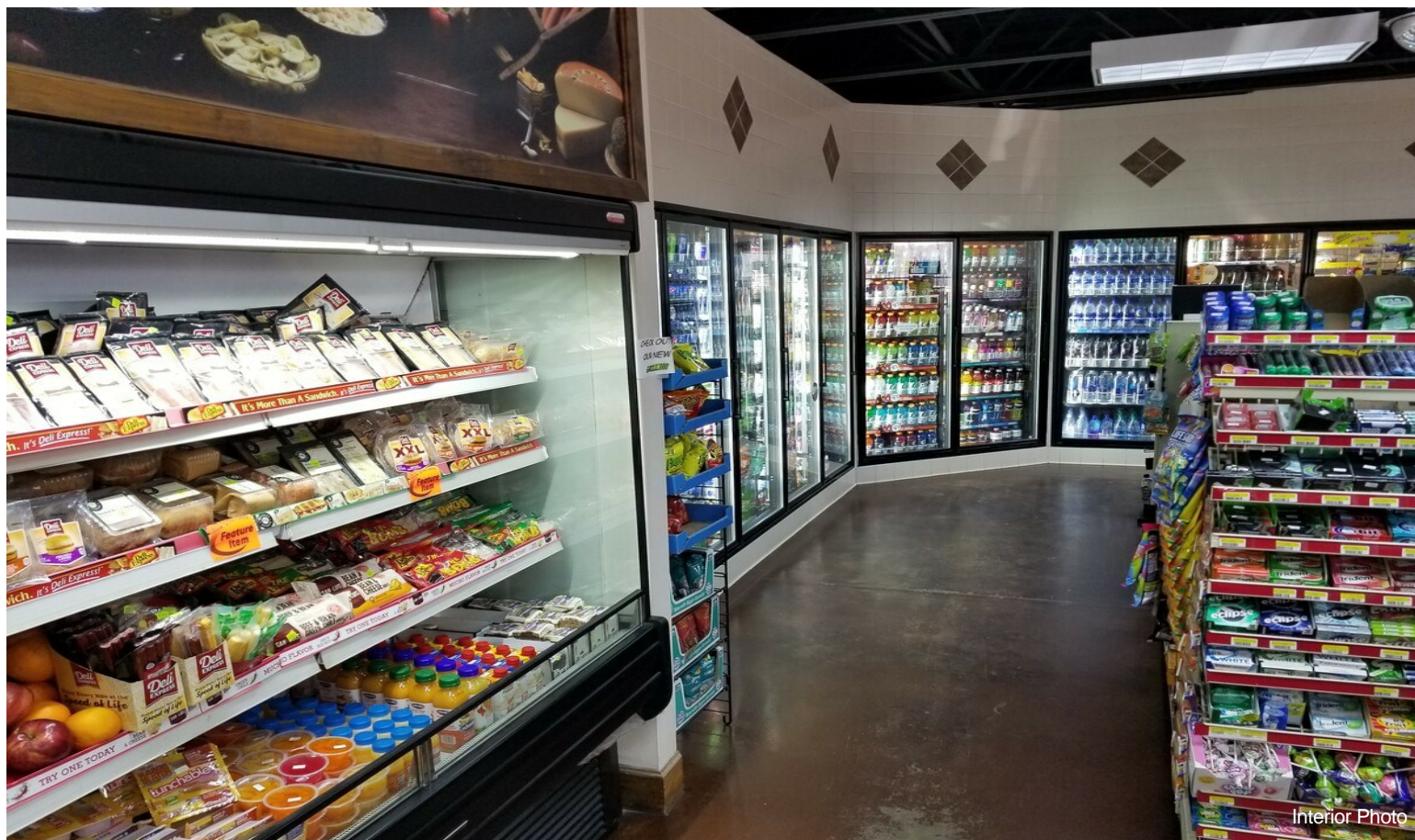


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Property Photos



Building Photo



Interior Photo

Property Photos



Building Photo

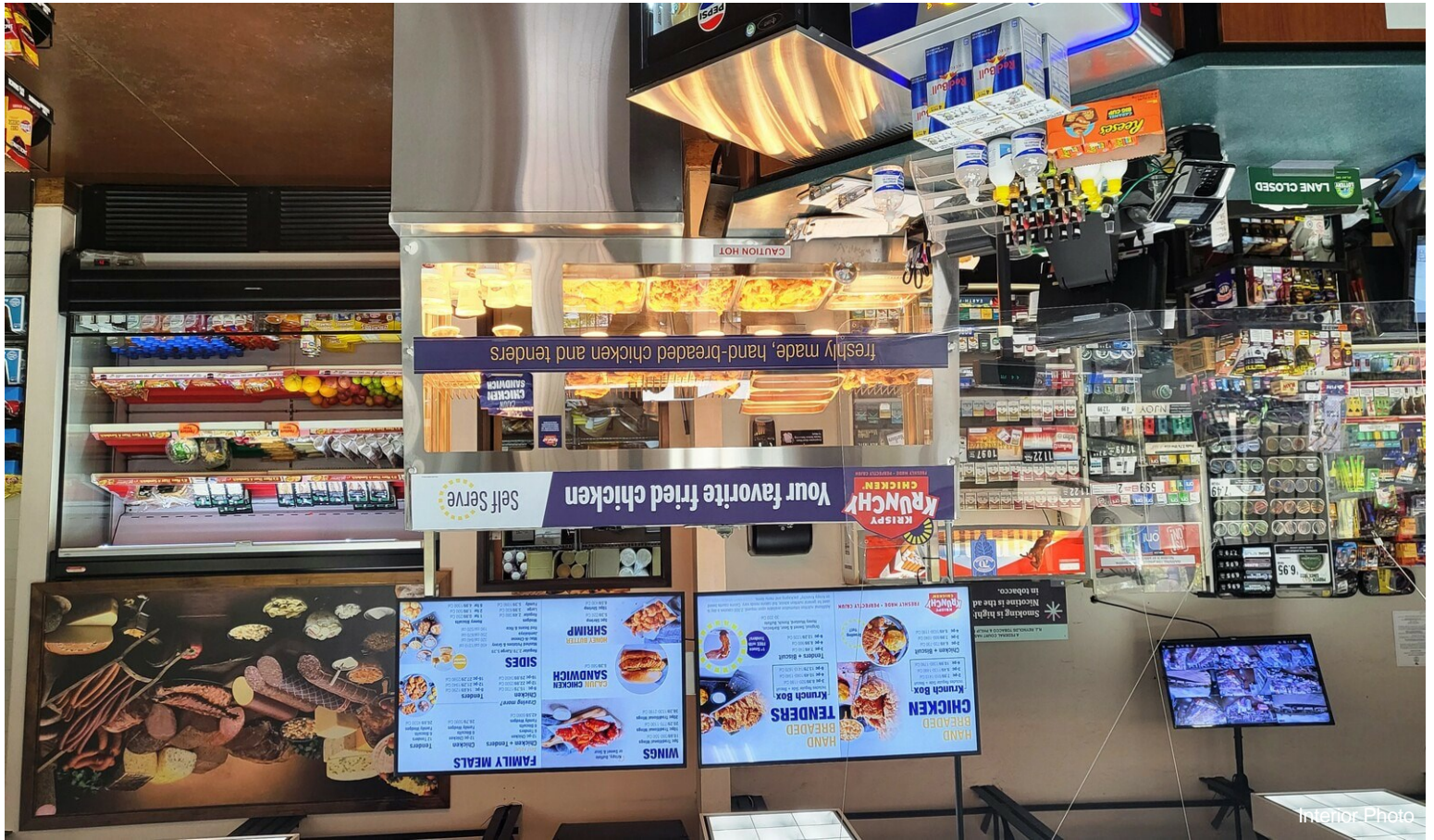


Interior Photo

Property Photos



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Building Photo

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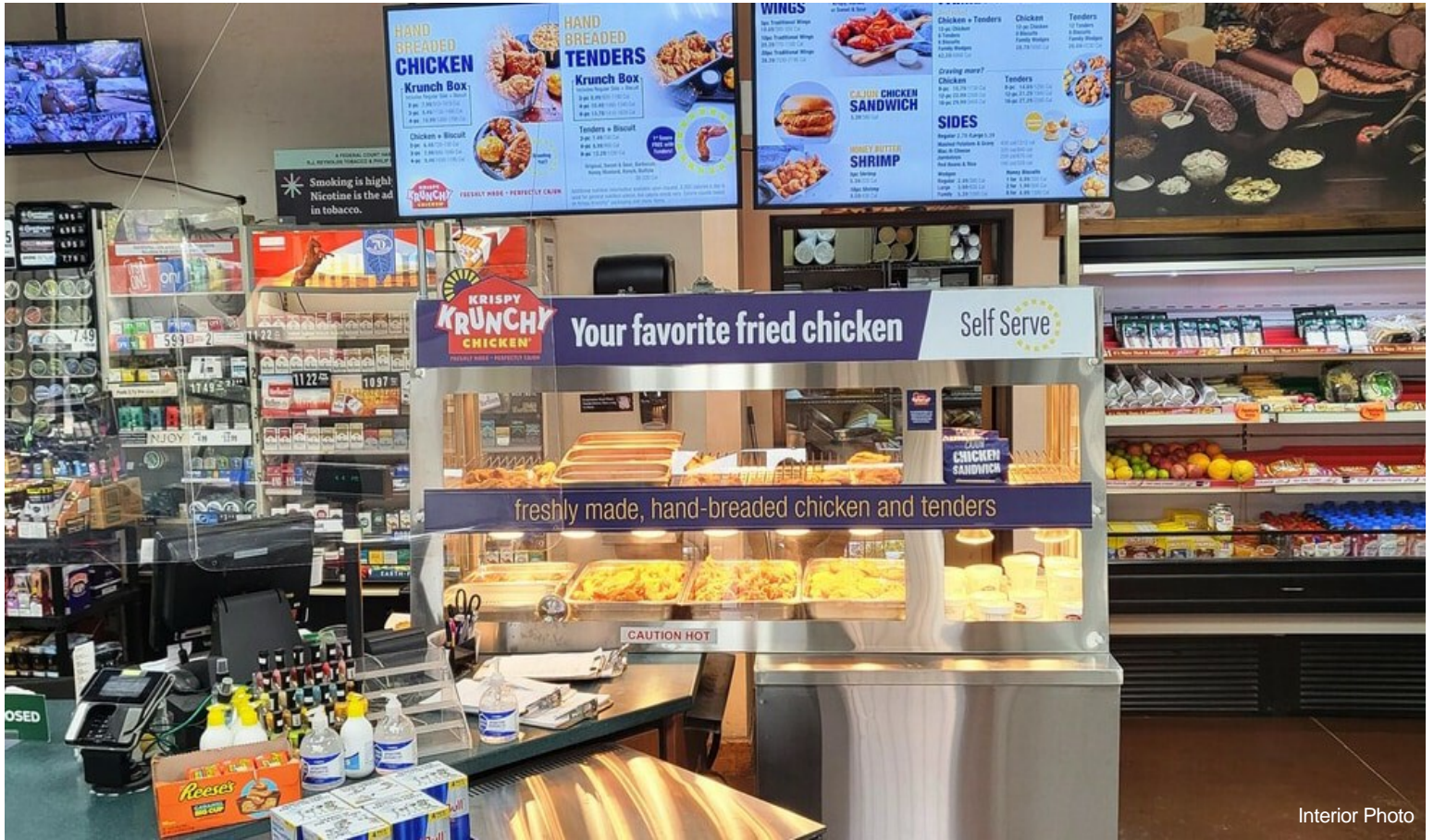


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