

# FOR SALE

Huntsville, AL

+/- 1,458 SF CONVENIENCE  
STORE WITH CAR WASH



**GATEWAY**  
COMMERCIAL BROKERAGE



For More Information, Please Contact:

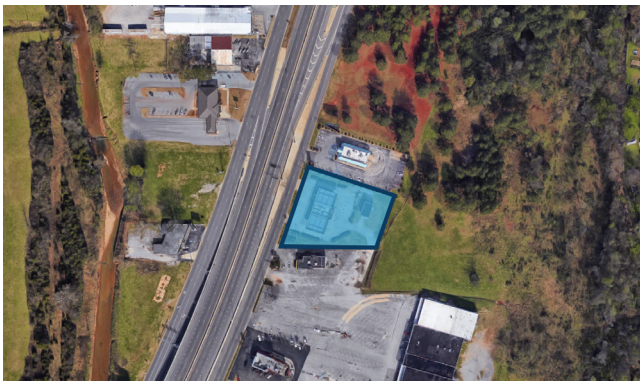
**Paula Prestwood**  
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**GATEWAY COMMERCIAL BROKERAGE, INC.**  
300 Market Street NE, Suite 3  
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Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice. All tax, legal, or financial matters, herein, should be reviewed by competent professionals.

# RETAIL BUILDING - Huntsville

+/- 1,458 SF Convenience Store with Car Wash



## PROPERTY OVERVIEW

Built in 1988, this vacant convenience store is located on Memorial Pkwy NW in Huntsville. The +/- 1,458 sf store is ready for occupancy. It has two exterior bathrooms, two 1,000 gallon gas tanks on site with eight pumps. Owner states the tanks do not leak and previous soil tests were clean. In addition to the store, there is a +/- 680 sf car wash behind the store that was added in 1995 without equipment.

SALE FEATURES	
STORE SIZE	+/- 1,458 SF
CAR WASH SIZE	+/- 680 SF
PRICE	\$437,000
ZONING	LI - Light Industrial
FRONTAGE	+/- 212'

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# RETAILER MAP

3030 Memorial Pkwy NW - Huntsville, AL



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# REPAIR QUOTE

3030 Memorial Pkwy NW - Huntsville, AL



**OFP Replacement & ATG Installation**  
**Texaco #122**  
**3030 N Memorial Parkway**  
**Huntsville, Alabama**

A.	Labor				
	Superintendent 1	12	Hours	\$ 85.00	\$ 1,020.00
	Technician 1	12	Hours	\$ 75.00	\$ 900.00
					<b>\$ 1,920.00</b>
B.	Mileage	104	Miles	\$ 0.70	<b>\$ 72.80</b>
C.	ATG Installation				
	Veeder Root 350R	1	Each	\$4,099.75	\$ 4,099.75
	64" Probe	1	Each	\$ 1,100.00	\$ 1,100.00
	96" Probes	3	Each	\$ 950.00	\$ 2,850.00
	Float kit	4	Each	\$ 550.00	\$ 2,200.00
					<b>\$10,249.75</b>
D.	OFP Installation				
	OPW 4" VAPOR RECOVERY ADAPTOR	4	Each	\$ 123.96	\$ 495.84
	4" OVERFILL VALVE DROP TUBE	4	Each	\$ 852.86	\$ 3,411.44
					<b>\$ 3,907.28</b>

**Total Price: \$16,149.83**

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