



Asking Price \$5,999,999.00

****Bridge Realty Inc.**** presents a Shell gas station for sale in a prime San Bernardino, California location. Strategically situated off a freeway ramp, this high-visibility station is located on one of the busiest streets in San Bernardino. It is surrounded by a dense residential community with strong demographics, contributing to a daily traffic count of over 30,000 vehicles.

This attractive gas station sits on approximately 22,468 sq. ft. of commercial-zoned land, with the service station itself covering around 1,200 sq. ft. The property includes an attached mechanic shop and a smog check facility that generates about \$3,000 in monthly rent. The station is equipped with four EMV pumps, a 12,000-gallon double-wall underground tank, and a 2,000-gallon double-wall tank. Additionally, there are extra storage spaces on-site that could be converted into a store for additional income, with the potential to operate 24/7.

The site is exclusively listed for sale, with ownership offering the option to deliver the station unbranded at the close of escrow. A new plan has been submitted to the city for approval, which includes:

- Building a brand-new car wash

- Expanding the store to 5,000 sq. ft.
- Adding two more dispensers, totaling 6 EMV pumps and 12 fueling positions

Please don't disturb the Owner.

Basic Facts

Subtype

Service station (full service)

Year Built

1967

Lot Size

0.52 acres / 22468 SF

APN

0145-011-29-0000

General Use

Gas Stations & Fuel Dealers



Dan Rabadi
626 712 4776
Company DRE # 02041808
Office DRE# 01836800