

FOR SALE

Prime Commercial Opportunity with Amazing Upside!

SALE PRICE: \$6,000,000



2194 UNIVERSITY AVENUE EAST PALO ALTO, CA 94303

Property Summary

Property Details

Building Size	312 SF
Lot Size	18,780 SF
Parking	6 Spaces
Year Built	1970
Market	East Palo Alto
Frontage	150 FT (University Ave) / 116 FT (Bell St)
APN	063-321-400

Shell-branded gas station for sale with Amazing Upside! Prime commercial property opportunity at 2194 University Ave in East Palo Alto. With 18,780 SF, this owner-user property features 3 dispensers and has expansion plans for a 2,100 SF C-Store, drive-through car wash, and additional dispensers. Near Ravenswood 101 Shopping Center and on the main artery between Stanford/Palo Alto and Ravenswood Four Corner development plan, Facebook, and more.

This property is uniquely positioned for those looking to expand their portfolio with a thriving commercial space. Benefit from its strategic location and fully-leverage the submitted expansion plans to maximize your return on investment.



EXCLUSIVELY LISTED BY:

1900 S Norfolk St Ste 350
San Mateo CA 94403

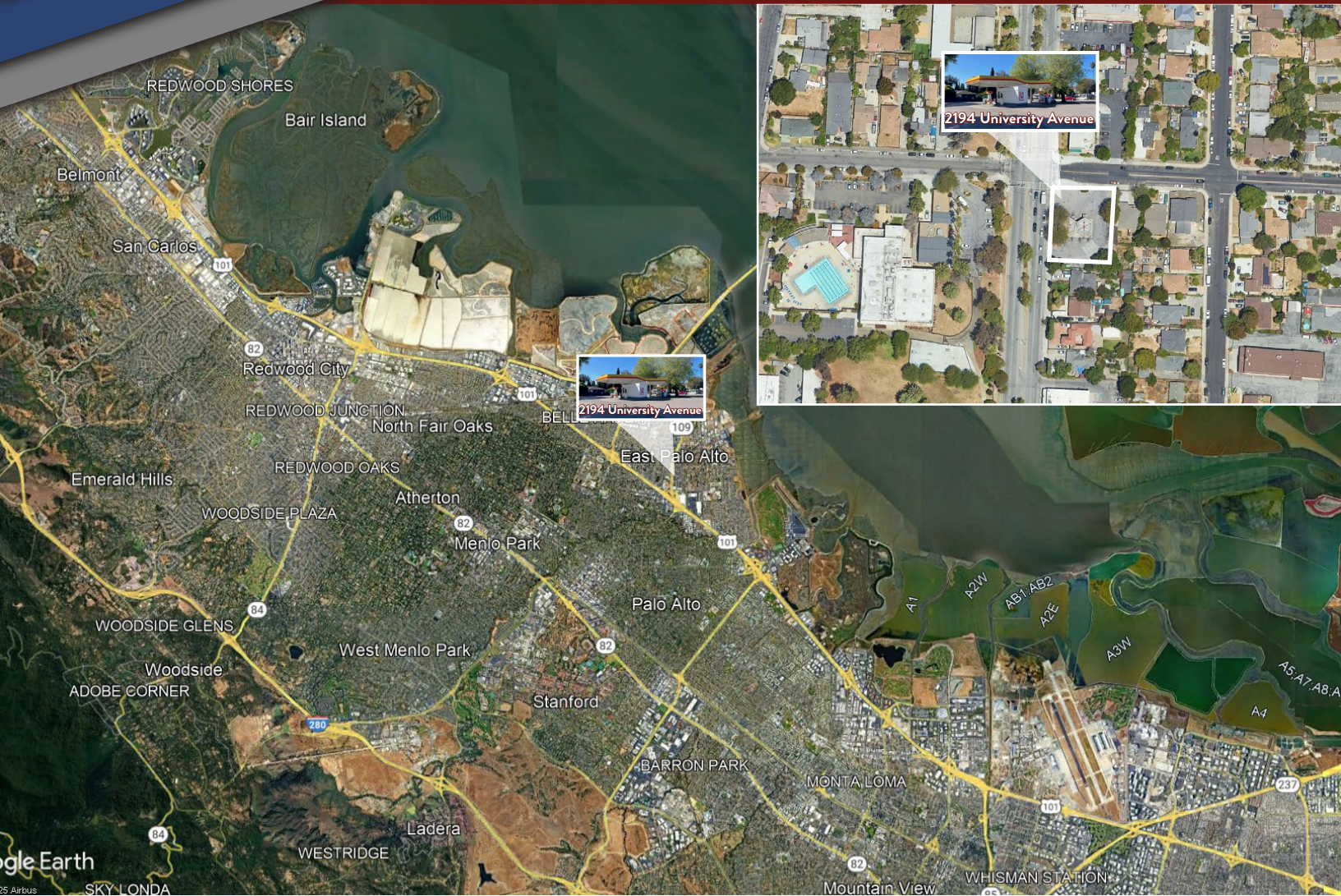
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Property Highlights

- > 3 dispensers equipped with single wall tanks
- > Shell-branded kiosk
- > Submitted expansion plans to enhance store capacity
- > Plans to add additional dispensers, drive-through tunnel car wash, and C-Store
- > Gateway to Stanford
- > High Traffic



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