

FOR SALE

Prime Opportunity with Shell Branded Gas Station

SALE PRICE: \$5,750,000



2120 MONTANA STREET OAKLAND, CA 94602

Property Summary

Property Details

Building Size	180 SF
Lot Size	17,891 SF
Parking	6 Spaces
Year Built	1978
Market	Oakland Diamond District
Frontage	175 FT (Sloan St) / 177 FT (Montana St)
APN	026-0834-022-01

Discover the potential of this Shell-branded gas station. It sits on a generous 17,891 SF lot, including the adjoining APN #26-834-1 at 3333 Fruitvale Ave.

Positioned off CA HWY 580, this high-traffic location captures the bustling energy of Oakland's Diamond District, at a prime Montana and Fruitvale intersection. Features include a convenient kiosk and 3 dispensers, and EV charging stations on a long-term lease.

Ideal for savvy investors seeking a high-visibility business opportunity. Don't miss the chance to own a thriving business in a vibrant Oakland neighborhood!



EXCLUSIVELY LISTED BY:

1900 S Norfolk St Ste 350
San Mateo CA 94403

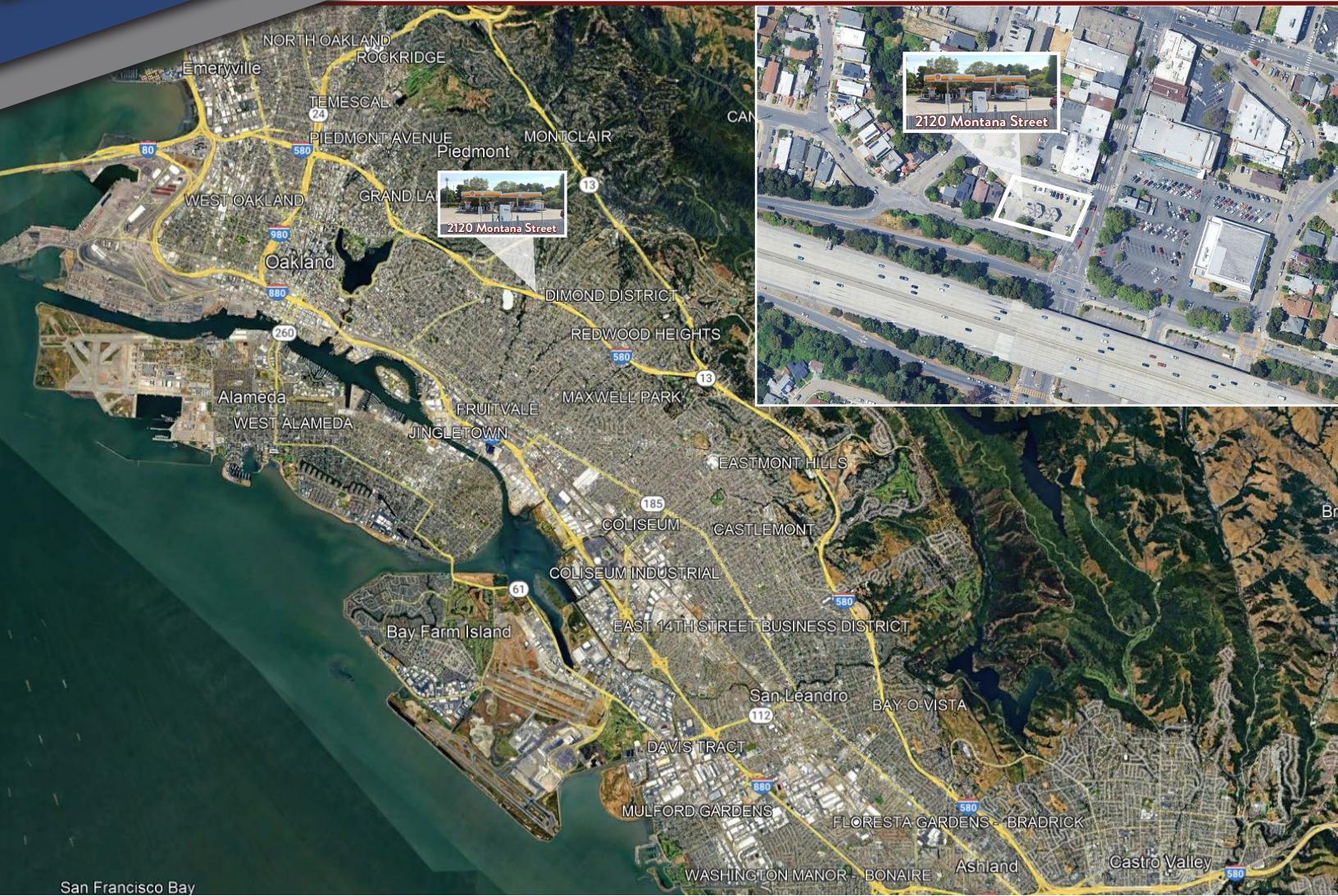
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Property Highlights

- > Shell branded busy gas station opportunity.
- > 3 Dispensers and convenience kiosk
- > High-traffic intersection and area
- > Strong Margins
- > Located in Oakland's Diamond District



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