

Commercial Sale MLS#220206297  
150 Mountain Boulevard  
Mount Vernon, OR 97865  
County: Grant  
Section: Not Applicable  
Cross Street: HWY 26

Building Area Total:  
1,380  
Source: Other

1  
# of Units Total

**\$599,000**

Convenience Store;  
Food & Beverage; Gas  
Station; Grocery;  
Retail  
Business Type (AKA  
Sub Type)

1970  
Year Built

**Active**  
DOM: 145 CDOM: 145



**Parcel Number:** 4738  
**Lot Size Square Feet:** 19,166  
**Lot Size Acres:** 0.44  
**Zoning:** 201 Commercial  
**Additional Parcels:** No

**Public Remarks:** Prime Commercial Opportunity - 76 Gas Station & Convenience Store at High-Traffic Corner Exceptional visibility and access at the intersection of Hwy 26 and Hwy 395. This offering includes the real estate and personal property associated with the gas station and convenience store. The business is currently not in operation, presenting a turnkey opportunity for a new owner to re-open and expand. Key Features: Above-ground 6000 gallon fuel tanks, 2 pumps, 6 Nozzles replaced in 2024 as well as a new pump canopy, New point-of-sale system and cash register, Eight small coolers plus one walk-in 8' x 20' cooler with brand-new compressor, ice cream freezer. Seller reports 2024 gross revenue just over \$1.2 million, with higher figures in prior years, Excellent potential for operator to revitalize and grow location into a highly profitable enterprise. Owner says will finance with 50% down at 6%

General Property Information	Interior Information	Business Information
<b>CC&amp;R's:</b> No <b>Tax Annual Amount:</b> \$2,627.28 <b>Tax Year:</b> 2024 <b>Tax Lot:</b> 1100 <b>Tax Map Number:</b> 13S3021DC <b>Potential Tax Liability:</b> No <b>Assessment:</b> No <b>Additional Features:</b> 3 Phase Electric; Free Span Roof <b>Miscellaneous Information:</b> Confidentiality/Non-Disclosure Agreement: No; Personal Property/Fixtures/Equipment Value: 100,000	<b>Cooling:</b> Central Air <b>Heating:</b> Forced Air; Oil <b>Interior Features:</b> High Speed Internet <b>Flooring:</b> Concrete <b>Window Features:</b> Aluminum Frames <b>Security Features:</b> Carbon Monoxide Detector(s); Smoke Detector(s) <b>Structure Type:</b> Flex; Retail <b>Lot Features:</b> Level <b>Lot Size Acres:</b> 0.44 <b>Parking Details:</b> Parking: Yes; # of Parking Spaces: 10; # of Carports: 0 <b>Parking Features:</b> Asphalt; Assigned <b>Road Frontage Type:</b> Shared Access <b>Road Surface Type:</b> Paved <b>View:</b> City; Mountain(s); Territorial <b>Waterfront Features:</b> Stream <b>Easements:</b> Access	<b>Business Included?:</b> No <b>Income and Expenses (Annual Amounts):</b> Estimated Gross Operating Income \$: 1,500,000
Listing Office Information	Listing/Contract Information	Construction
	<b>Original List Price:</b> \$699,000 <b>List Price per SqFt:</b> \$434.06 <b>Listing Contract Date:</b> 07/19/2025 <b>Projected Active Date:</b> 07/22/2025 <b>Listing Terms:</b> Cash; Private Financing Available <b>Preferred Escrow Company &amp; Officer:</b> Ameri-Title Madras <b>Special Listing Conditions:</b> Standard	<b>New Construction:</b> No <b>Levels:</b> One <b>Common Walls:</b> No Common Walls <b>Construction Materials:</b> Block; Concrete; Frame <b>Basement:</b> None <b>Foundation Details:</b> Concrete Perimeter; Slab <b>Power Production:</b> Hydro <b>Utilities:</b> Cable Available; Electricity Connected; Phone Connected <b>Roof:</b> Membrane <b>Sewer:</b> Public Sewer <b>Water Source:</b> Water Meter

Listing courtesy of:



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