

GAS STATION, CAR WASH, LIQUOR/CONVENIENCE & RETAIL BUILDING
210 KELLER AVE S, AMERY, WI
217 HARRIMAN AVE S, AMERY WI

Being Offered at \$2,900,000.00

DEGRAW COMMERCIAL GROUP

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Prime Investment Opportunity – Gas Station, Convenience Store/Liquor Store, Car Wash & Retail Building | Amery, WI

Outstanding opportunity to acquire a profitable, multi-use commercial property in a prime, high-visibility location along one of Amery's busiest traffic corridors. This offering presents an excellent investment with established income and future upside.

The sale includes a profitable gas station, convenience/liquor store, car wash, with all associated business assets included, providing a turnkey opportunity for the next owner.

Also included is the retail building, previously occupied by Save A Lot. The Save A Lot business is not included in the sale—only the real estate. The retail building is also available for lease or for sale, offering flexibility for investors or owner-users.

Property Features

- Prime location on a high-traffic commercial corridor
- Established, profitable gas station
- Profitable car wash
- Business assets for the gas station and car wash included

- 19436 sf Retail building included in the sale
- Save A Lot business not included
- Retail space available for lease or purchase
- Excellent visibility, easy access, and ample parking
- Multiple income streams with value-add potential
- Strong regional trade area serving Amery and surrounding communities

This is a rare opportunity to purchase a well-established commercial investment with proven profitability and exceptional visibility in a growing Western Wisconsin market.

Contact the listing broker for financial information, sale and/or lease details, and a property tour.