

**FOR SALE:
TURN KEY GAS STATION
& CONVENIENCE STORE**

PRICE REDUCED!

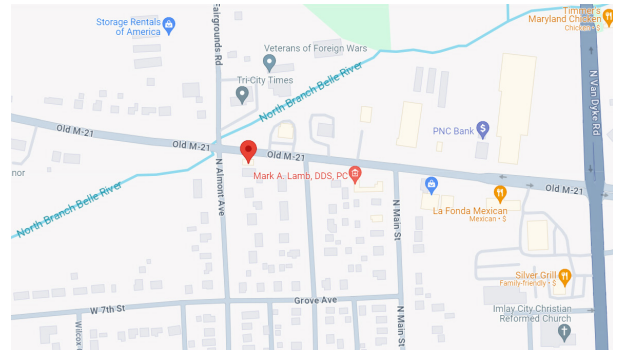


PILOT
PROPERTY GROUP

**EXXON GAS STATION
110 E. CAPAC ROAD (OLD M-21), IMLAY CITY, MI 48444**

PROPERTY OVERVIEW:

Property Type: Retail - Gas Station/Convenience Store
 Cross Streets: E Capac Road and N Almont Ave
 Total Square Footage: 1,676
 Construction: Block/Brick
 Lot Size: 0.29 Acres
 Zoning: B-3
 Year Built: 1950
 Heat Type: Forced Air
 Property Taxes: \$6,345.00
 Sale Price: ~~\$900,000~~ **\$695,000**



DEMOGRAPHICS

2023	2 Mile	5 Mile	10 Mile
Population	4,771	10,952	36,488

TRAFFIC COUNTS

568 VPD on N Fairgrounds Rd & N Almont Ave (2022)
 17,029 VPD on North Cedar Street & E Capac Rd (2022)

AGENT CONTACT INFO

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Matching the right people to the right place.

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