

# CAPITAL

Commercial Real Estate Group

610-359-9700

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## \*Gas Station Portfolio For Sale\*

### Valero (Station), Triplex, & House For Sale

Location1: 680 Hazel St & 681-683 Hazel St, Wilkes Barre, PA

OFF MARKET!!



### PROPERTY HIGHLIGHTS:

- ✓ 💰 Inside Sales: \$52,000–\$55,000/month
- ✓ ⛽ Gas Sales: 40,000–50,000 gallons/month
- ✓ ⛽ Fuel Contract: 0.40 cents / gallon  
Diesel sale -0.60 cents / gallon
- ✓ 🎰 Lottery Commission: \$2,000/month
- ✓ 🌬️ Air Machine: \$400–\$500/month
- ✓ Lease 5 Years (Renewable)
- ✓ Rent \$5,500.00 Per Month



**PORTFOLIO SALE PRICE: \$4,250,000.00**



Christopher Armas  
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### AGENT CONTACT

**\*Contact Me For More Off-Market Opportunities\***

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

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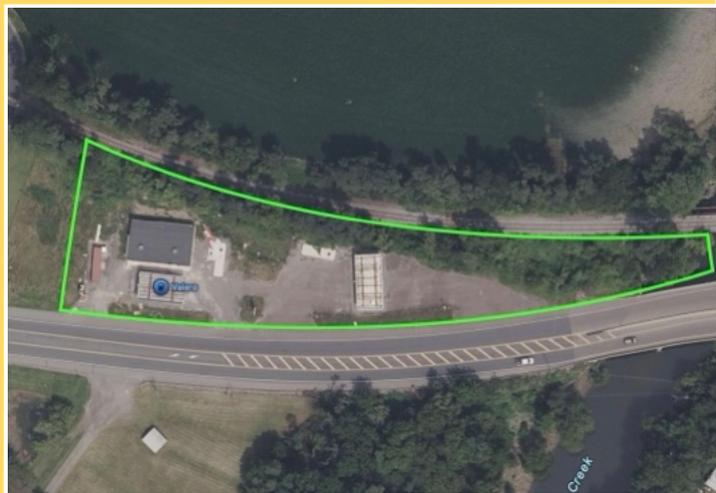
# \*Gas Station Portfolio For Sale\*

**Valero (Allenwood) Truck Stop For Sale**  
 Location1 : 16392 US Rte-15, Allenwood, PA 17810



## PROPERTY HIGHLIGHTS:

- ✓ 💰 **Inside Sales: \$52,000–\$55,000/month**
- ✓ 🛢️ **Gas Sales: 40,000–50,000 gallons/month**  
 Diesel -25,000 gallon / month
- ✓ 🛢️ **Fuel Contract: 0.35 cents / gallon**  
 Diesel sale -0.60 cents / gallon
- ✓ 🎰 **Lottery Commission: \$1,000/month**
- ✓ 🌬️ **Air Machine: \$400–\$500/month**
- ✓ **Property Sits on 1.3 Acre Lot**



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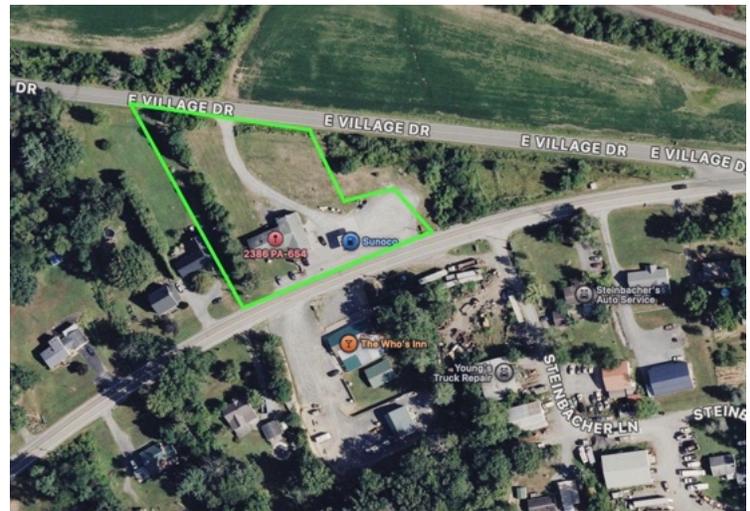
### Sunoco (Williamsport) Service Station

Location 2: 2386 Route 654 Hwy, Williamsport, PA



### PROPERTY HIGHLIGHTS:

- ✓ 💰 Inside Sales: \$40,000–\$42,000/month
- ✓ ⛽ Gas Sales: 30,000–40,000 gallons/month
- ✓ ⛽ Fuel Contract: 0.45 cents / gallon
- ✓ 🎰 Lottery Commission: \$1,000/month
- ✓ 🌬️ Air Machine: \$400–\$500/month
- ✓ The property is level with road frontage on two sides.
- ✓ Property sits on a 2.32 Acre Lot



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# \*Gas Station Portfolio For Sale\*

## Car Wash Corner Lot

Location 4: 2710 Brook St, Duboistown, PA 17702

**OFF  
MARKET!!**



### PROPERTY HIGHLIGHTS:

- ✓ Car Wash Site with Potential C-Store Buildout
- ✓ Lot Sits on .71 Acre Site



**PORTFOLIO SALE PRICE: \$4,250,000.00**



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