



FOR SALE
\$2,100,000



5803 ANNAPOLIS RD,
BLADENSBURG, MD 20710

PROPERTY INFO

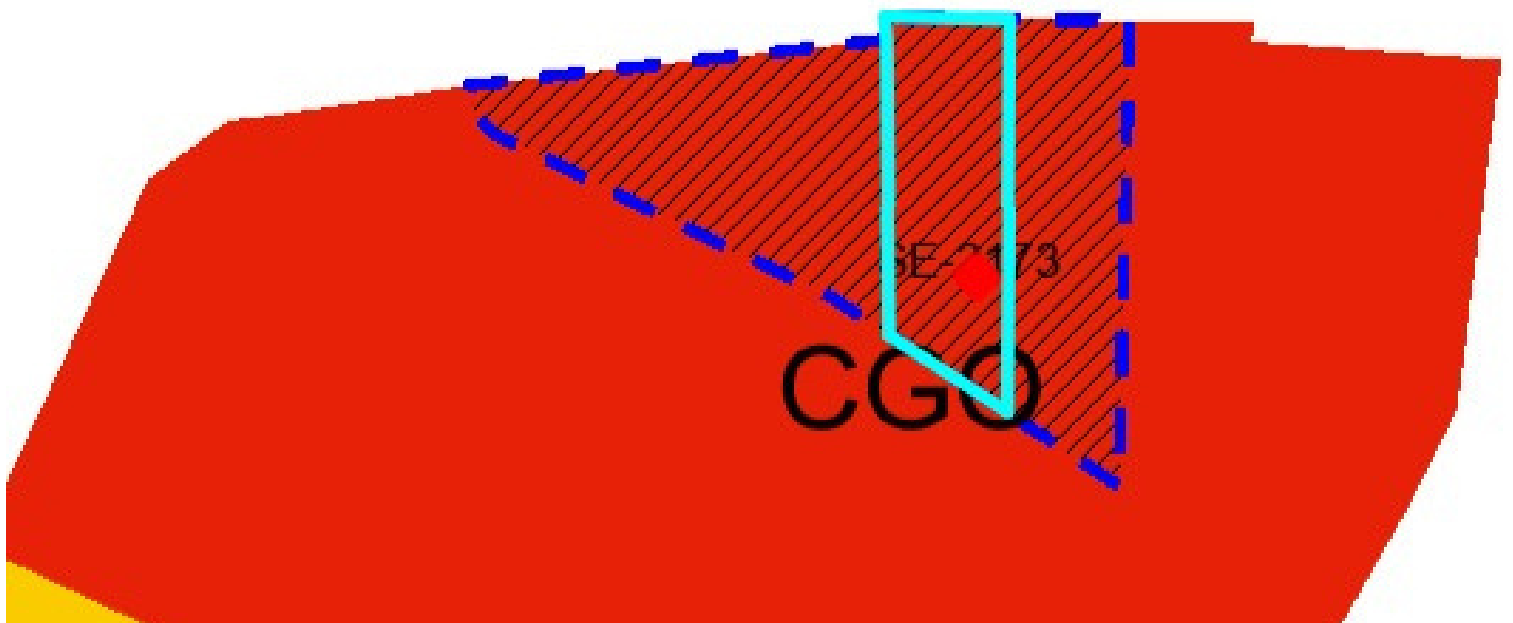
LOT 2 :0.26AC

LOT 1 :0.38AC



TOTAL ACRES :0.64

ZONING :CGO



PROPERTY HIGHLIGHTS

Sunoco Gas Station & Auto Repair – Turnkey Investment Opportunity

Rare opportunity to acquire an established Sunoco-branded gas station with a fully operating auto repair service. This income-producing property features 4 fuel pumps and a 3-bay service shop within a 2,030 SF building, offering immediate operational continuity for a new owner.

The station is currently operating under a month-to-month fuel supply agreement, providing the buyer with flexibility and control moving forward.

Unlike stations encumbered by long-term supply contracts, this property offers the new owner greater control and the ability to negotiate future fuel supply terms based on their business objectives.

The property also offers significant expansion potential. The new owner may have the opportunity to add approximately 2,000 to 3,000 square feet or more, depending on their plans and local approvals. With excellent visibility, ample parking for approximately 25 vehicles, and a strong existing clientele, this location is well-positioned for continued growth.

PROPERTY HIGHLIGHTS

Property List Price: \$2,100,000

Property Type : Gas Station W/ Auto Repair Shop

Land/Zone Lot 1, 0.38 AC Zone : CGO

Lot 2, 0.26 AC Zone: CGO

Zoning Code : CGO Commercial General & Office

Specified Equipment: 3 service bays with 4 stations

Ownership Type : Fee Simple

Year Built : 1972

Occupancy :Owner occupied will be delivered vacant

Building Size : 2,030SF

County: Prince.George

Utilities : Gas,Electric,Public Sewer and water

Parking :25 on-site Parking Spaces

Tax Assesement for both lots

combined :\$ 1,374,000

Property will be delivered vacant.

PROPERTY HIGHLIGHTS

- **SUNOCO-BRANDED STATION (MONTH TO MONTH)**
- **4 FUEL PUMPS**
- **3-BAY AUTO REPAIR SERVICE FACILITY**
- **2,030 SF BUILDING**
- **ESTABLISHED, OPERATING BUSINESS WITH CONSISTENT CUSTOMER BASE**
- **HIGH-VISIBILITY LOCATION WITH STRONG TRAFFIC EXPOSURE**
- **APPROXIMATELY 0.65 ACRES TOTAL LAND, INCLUDING ADJACENT PARCEL**
- **AMPLE ON-SITE PARKING (25)**
- **FUEL STORAGE TANKS**
- **THREE FIBERGLASS UNDERGROUND STORAGE TANKS (USTS):**
 - **12,000-GALLON TANK**
 - **10,000-GALLON TANK**
 - **10,000-GALLON TANK**
- **TOTAL UNDERGROUND FUEL STORAGE CAPACITY: 32,000 GALLONS**
- **POS SYSTEM PASSPORT**
- **THREE MECHANICS WILL BE DELIVERED VACANT**
- **ALL EQUIPMENT IS OWNED**
- **STORE HOURS 8:00 AM – 5:00 PM.**
- **Fuel pumps: Open 24 hours a day, 7 days a week.**
- **EMV compliance: Yes**
- **OWNER OPERATOR**
- **UTILITIES ANNUALLY: \$8,000-\$9,600**
- **REAL ESTATE TAX FOR BOTH LOTS ANNUALLY \$20,000-\$24,650**

TANK INSPECTION: EVERY 3YRS

AGE OF TANK :1988 GOOD CONDITION

PROPERTY MAINTAINED WELL

MARKET PROFILE

2MILE**5MILE****10MILE**

RESIDENTIAL POPULATION _____

74,874 509,786 1,716,487

AVG HOUSEHOLD INCOME _____

\$105,687 \$109,976 \$134,673

MEDIAN AGE _____

36**36****35**

TOTAL VEHICLE EXPENSES _____

\$4,724,859 \$44,081,928 \$218,785,538

AVE HOUSEHOLD VEHICLE EXPENSES _____

\$202 \$241 \$310

GASOLINE TOTAL SPENDING _____

\$51,252,884 \$365,284,70 \$1,389,294,1

AVE GASOLINE HOUSEHOLD EXPENSE _____

\$2,194 \$1,999 \$1,968

TOTAL AUTO MAINTENANCE & REPAIRS _____

\$20,545,221 \$152,558,717 \$624,216,90

AVE AUTO MAINTENANCE & REPAIR HOUSEHOLD EXPENSE _____

\$880 \$835 \$884

TRAFFIC VOLUME COUNT YEAR DISTANCE FROM PROPERTY

25,138

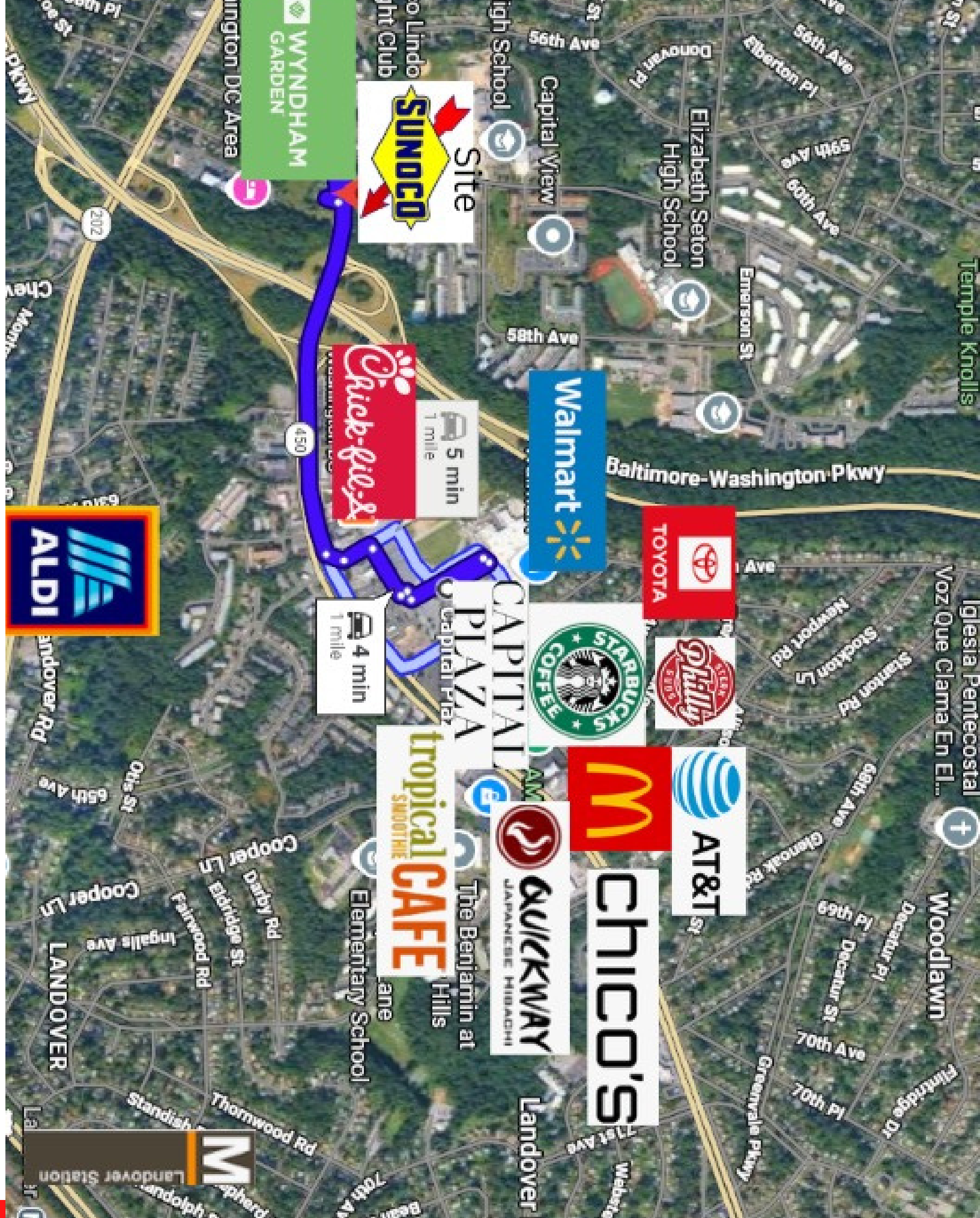
2026

0.04 mi



TRADE AREA

- CBladensburg Waterfront Park — 1 MI
- BWI Airport — 20-25 MI
- Capital One Arena — 8 MI
- Capital Plaza — 2 MI
- DCA Airport — 11-12 MI
- I-495 — 2-3 MI
- JBA Air Force Base — 17 MI
- Landover Metro — 5 MI
- Mall at PG — 4 MI
- MGM National Harbor — 14 MI
- Nationals Park — 10 MI
- New Carrollton Metro — 6 MI
- Northwest Stadium — 6 MI
- The Spheres — 14 MI
- UMD — 5 MI
- Washington, DC — 7-8 MI
- Haverly Metro — 3 MI



PROPERTY PHOTOS



WHY US?

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