



SELLER FINANCING AVAILABLE!!!

ST PETERSBURG GAS STATION FOR SALE

6771 46th Avenue North, St. Petersburg, FL 33709

SALE BROCHURE • JULY 10, 2025

George William

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ASK ABOUT SELLER FINANCING!

6771 46th Avenue North, St. Petersburg, FL 33709

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$990,000
Cap Rate:	21.7%
NOI:	\$214,800
Available SF:	
Lot Size:	0.37 Acres
Building Size:	2,300 SF
Renovated:	2024
Market:	Tampa-St. Petersburg-Clearwater MSA
Submarket:	North St. Petersburg / Pinellas Park Submarket
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

This property generates \$17,900 in verified gross monthly net profit, including \$5,400/month profit from gas sales, \$9,500/month profit from inside store sales, \$800/month profit from lottery, \$200/month from an on-site ATM, and \$2,000/month from a rented used car dealership, totaling \$214,800 in gross annual income. Operating expenses for an owner-operator include \$4,500/year for insurance, \$800/month for electricity (thanks to cost-saving LED lighting upgrades), \$60/month for water, \$5,500/year in property taxes, \$60/month in maintenance and repair insurance, \$1,000/year in miscellaneous repairs, and \$6,300/month in employee wages—bringing total annual expenses to approximately \$97,640. This results in a net operating income (NOI) of approximately \$117,160, producing a 11.8% cap rate.

Alternatively, this property can be structured as a true NNN investment, as the seller is willing to lease back the property at \$6,500/month triple net, providing the buyer with \$78,000/year in true passive net income, yielding a 7.9% cap rate and a 14.2% cash-on-cash return with zero operational responsibility. Situated on a high-traffic corner in the North St. Petersburg / Pinellas Park submarket, with excellent visibility and immediate access to US-19 and I-275, this property is located in one of Florida's strongest-performing commercial corridors within the Tampa-St. Petersburg-Clearwater MSA. With strong demographics, growing redevelopment nearby, and diverse income streams, this is a rare opportunity to acquire a turnkey asset with flexible income options in a booming Florida market.

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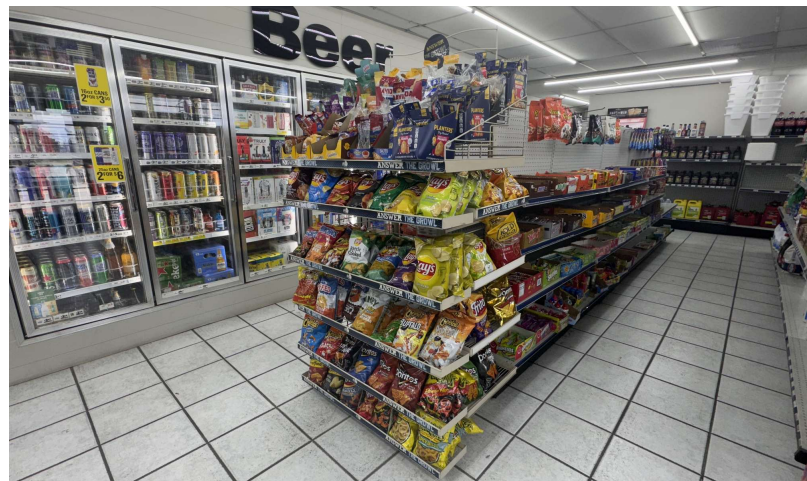
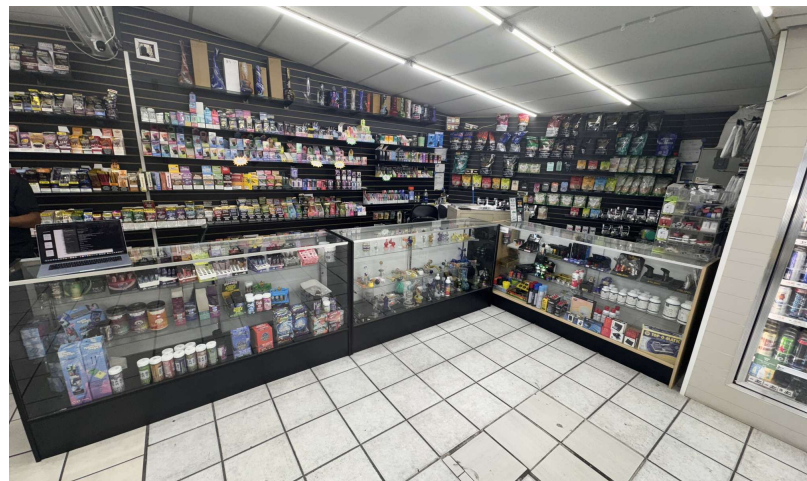
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- \$214,800/year in gross income from multiple revenue streams
- \$117,160/year net income after expenses when owner-operated
- 11.8% cap rate and 22% cash-on-cash return with \$550K down
- Seller financing available: \$550K down, 6% interest, 30-year amortization, 10-year balloon
- Optional NNN leaseback at \$6,500/month with no landlord responsibilities
- 7.9% cap rate and 14.2% cash-on-cash return on NNN structure
- Gas station, convenience store, lottery, ATM, and car dealership income
- Located in a high-traffic area of North St. Petersburg near US-19 and I-275
- Surrounded by dense residential, retail, and commercial development
- Prime location in one of Florida's most rapidly growing metro markets



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PROPERTY DESCRIPTION

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DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPT WITH AGENT GEORGE WILLIAM OR YOU WILL BE DISQUALIFIED FROM PURCHASING THE PROPERTY PER SELLER REQUEST TO BE DISCREET

Fully operational, income-producing gas station with convenience store and additional rental income, located at 6771 46th Ave N in St. Petersburg, Florida. This property generates \$17,900 in verified gross monthly net profit, including \$5,400/month profit from gas sales, \$9,500/month profit from inside store sales, \$800/month profit from lottery, \$200/month from an on-site ATM, and \$2,000/month from a rented used car dealership, totaling \$214,800 in gross annual income. Operating expenses for an owner-operator include \$4,500/year for insurance, \$800/month for electricity (thanks to cost-saving LED lighting upgrades), \$60/month for water, \$5,500/year in property taxes, \$60/month in maintenance and repair insurance, \$1,000/year in miscellaneous repairs, and \$6,300/month in employee wages—bringing total annual expenses to approximately \$97,640. This results in a net operating income (NOI) of approximately \$117,160, producing a 11.8% cap rate and a 21.3% cash-on-cash return based on a \$550,000 down payment.

Alternatively, this property can be structured as a true NNN investment, as the seller is willing to lease back the property at \$6,500/month triple net, providing the buyer with \$78,000/year in true passive net income, yielding a 7.9% cap rate and a 14.2% cash-on-cash return with zero operational responsibility. Situated on a high-traffic corner in the North St. Petersburg / Pinellas Park submarket, with excellent visibility and immediate access to US-19 and I-275, this property is located in one of Florida's strongest-performing commercial corridors within the Tampa-St. Petersburg-Clearwater MSA. With strong demographics, growing redevelopment nearby, and diverse income streams, this is a rare opportunity to acquire a turnkey asset with flexible income options in a booming Florida market.

LOCATION DESCRIPTION

The metro's economic engine is strong, driven by healthy sectors like healthcare, technology, finance, retail, and tourism. Retail sales per capita top \$21,400, with food and accommodation revenues nearing \$965M—demonstrating sustained consumer demand and elevated spending power. Cultural vitality is evident in the downtown's arts, museums, and a booming luxury-living scene: the recent topping-out of St. Pete's tallest tower (Residences at 400 Central) and the impending Waldorf Astoria residential project reinforce the city's elevated investor profile.

Development is also expanding southward. The Skyway Marina District is undergoing a major transformation, with over 2,000 apartments, 69,000 sq ft of retail (including a Sprouts grocery), and new national brands like Starbucks—signaling growing demand and urban mobility. Additionally, the YMCA-owned Whitney Village site is poised for a \$12 million conversion into mixed-use space with 325 apartments and retail on 4.5 acre. a young-to-mature market, upward income mobility, surging residential redevelopment, and bold municipal support. For an investor, the area's affordability, rental demand, and resilience to economic cycles make it ripe for cash flow and appreciation.

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PROPERTY DETAILS

Sale Price	\$990,000
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Lot Size	0.37 Acres

LOCATION INFORMATION

Building Name	ST PETERSBURG GAS STATION FOR SALE
Street Address	6771 46th Avenue North
City, State, Zip	St. Petersburg, FL 33709
County	Pinellas
Market	Tampa-St. Petersburg- Clearwater MSA
Sub-market	North St. Petersburg / Pinellas Park Submarket

BUILDING INFORMATION

Building Size	2,300 SF
NOI	\$214,800.00
Cap Rate	21.7
Year Last Renovated	2024

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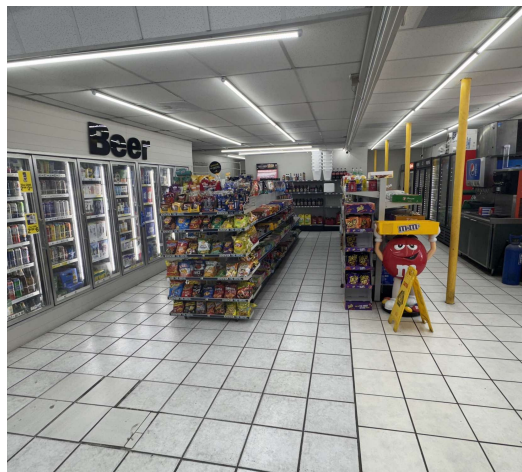
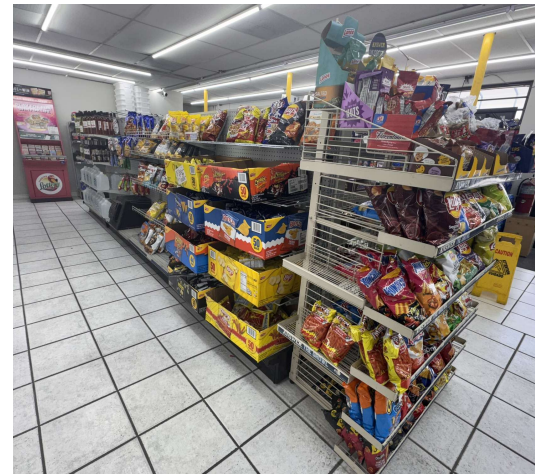
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ADDITIONAL PHOTOS



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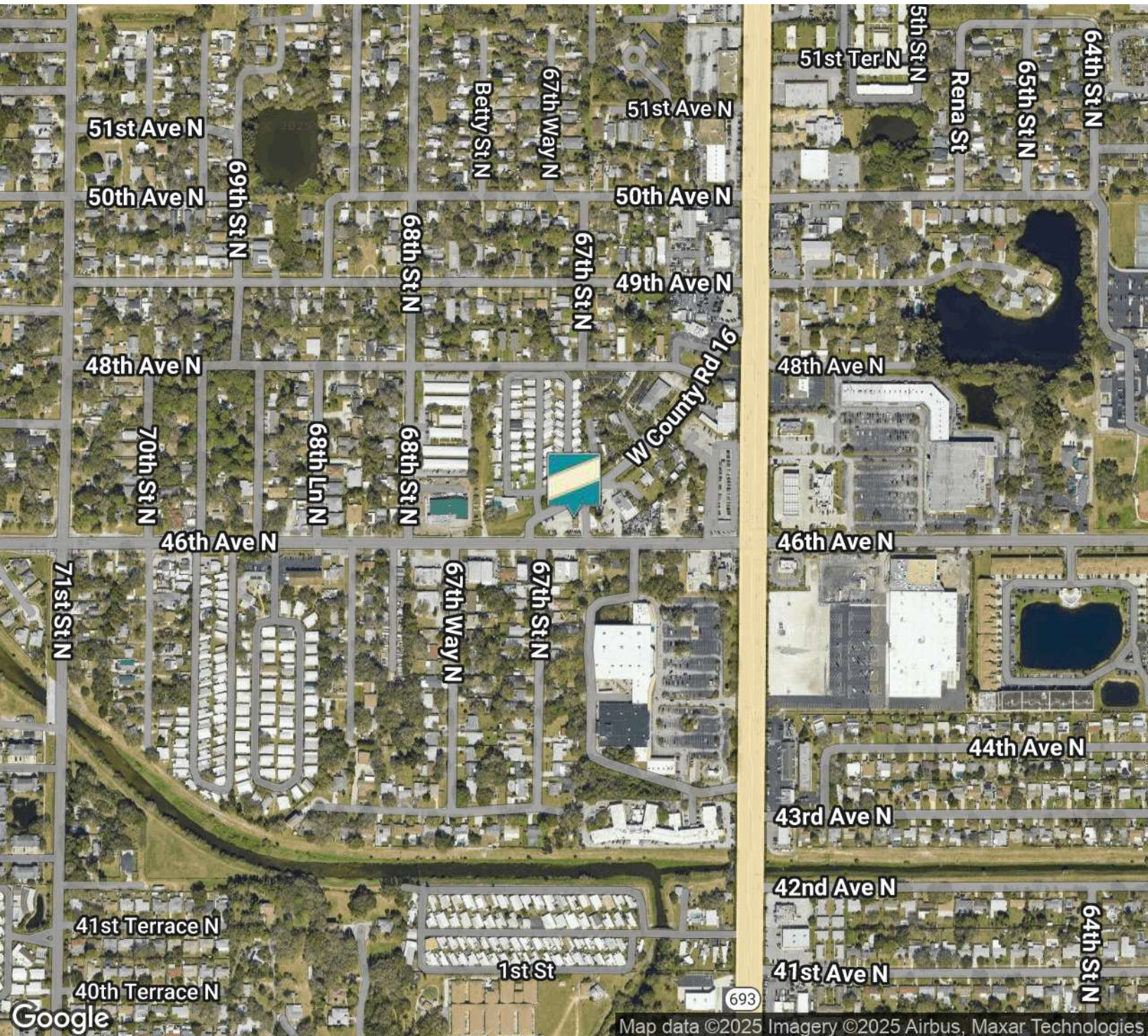
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LOCATION MAP



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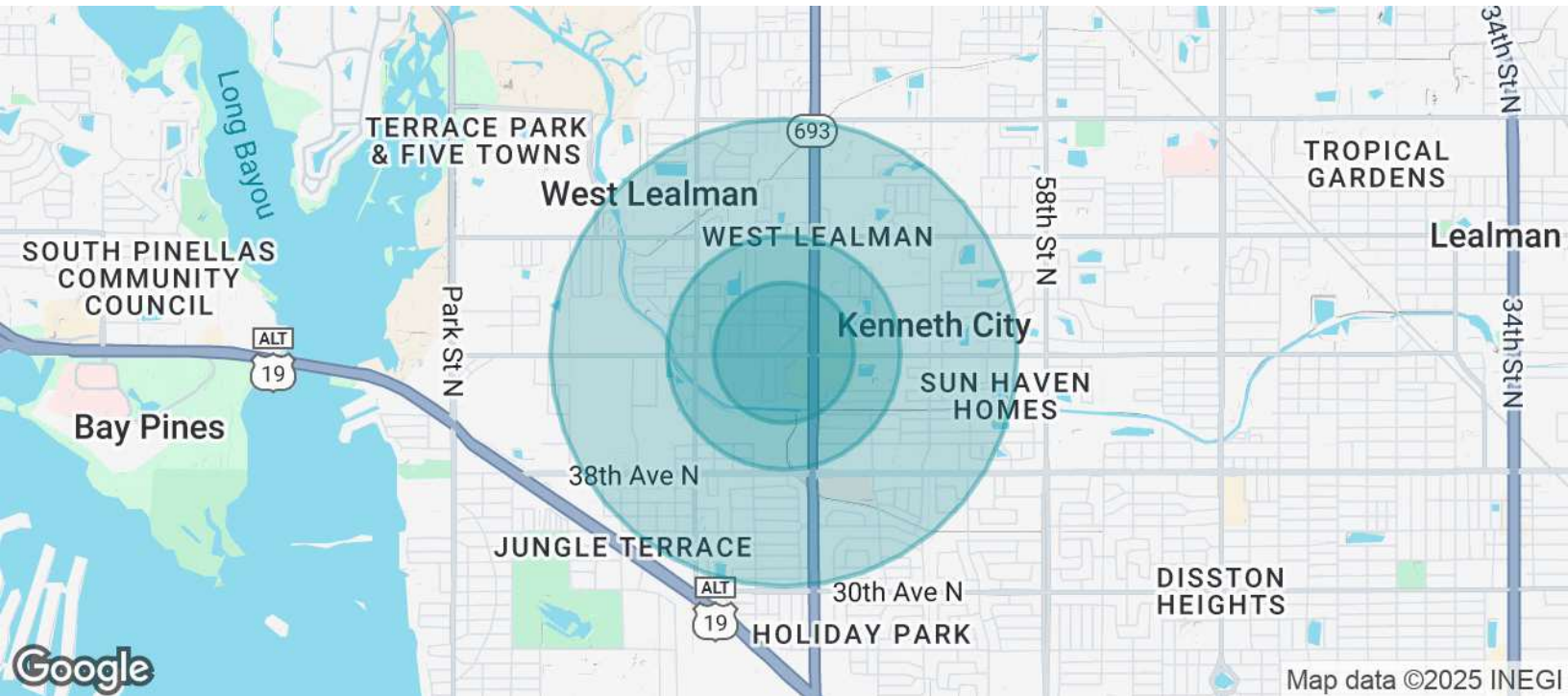
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,060	4,180	17,003
Average Age	50	47	46
Average Age (Male)	48	45	45
Average Age (Female)	51	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	420	1,682	7,266
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$69,037	\$71,723	\$74,544
Average House Value	\$213,556	\$237,830	\$246,027

Demographics data derived from AlphaMap

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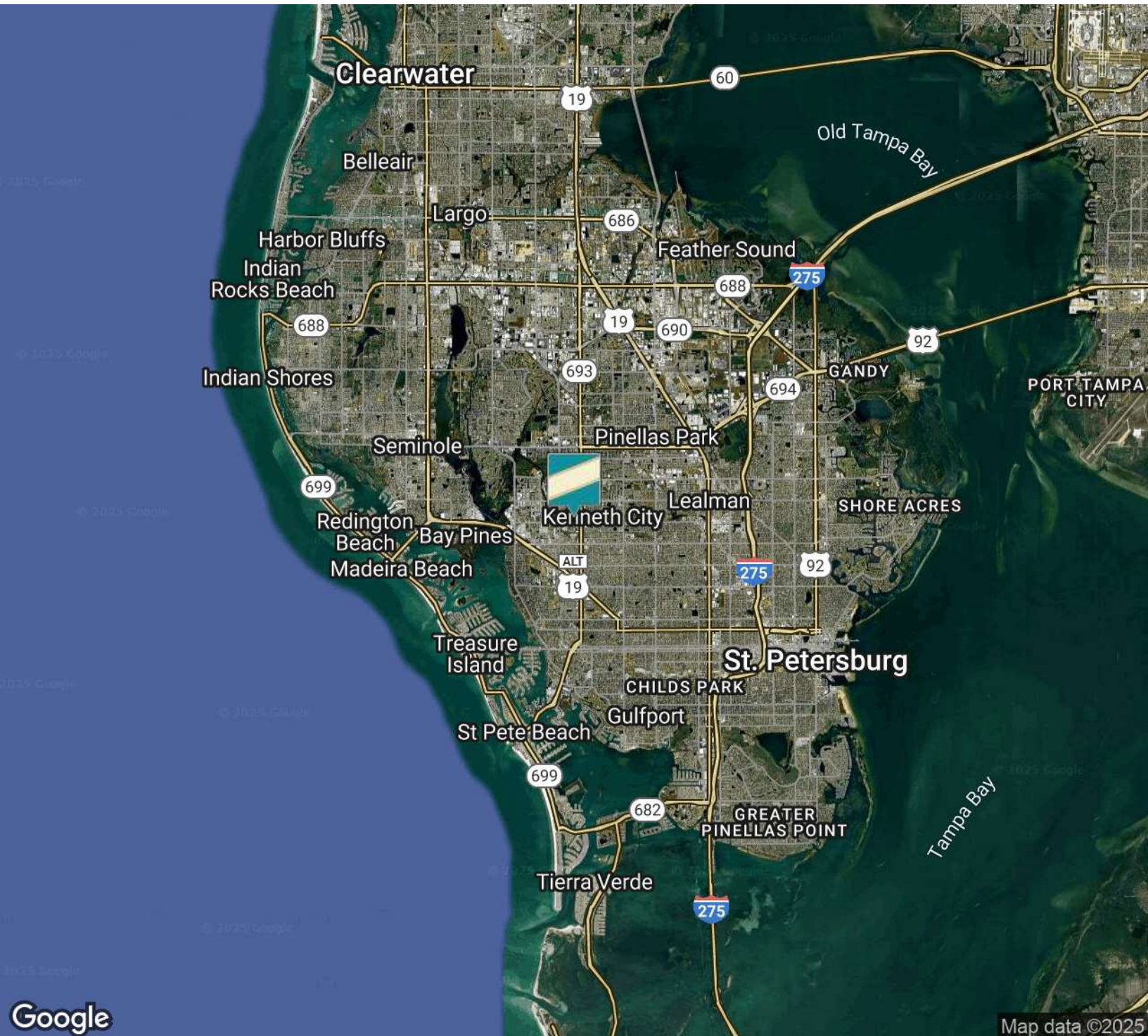
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AERIAL MAP



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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Senior Broker Associate



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PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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