

# PRIME GAS STATION

\$950,000.00

14424 Highway 34, Fort Morgan, CO 80701

# FOR SALE



## PRIME GAS STATION WITH LAND PURCHASE OPPORTUNITY IN FORT MORGAN, COLORADO

- Approximately 1 Acre
- **Price:** \$950,000.00 for land building and business  
5,000 square foot building
- 2,500 square feet are active Convenience Store
- Other 2,500 square feet is vacant, but equipped with full Quick Service Restaurant equipment with drive through window
- Could also be a liquor store



### EXCLUSIVELY MARKETED BY

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# PRIME GAS STATION FOR SALE

**\$950,000.00**

14424 Highway 34, Fort Morgan, CO 80701

## PROPERTY INFORMATION

- This station is currently pumping 90,000 gallons a month with over 50,000 in inside sales
- Sales Continue to increase
- Branded Shell with all new imaging costs paid for
- Right off Interstate 76 with very visible signage from freeway
- Large lot
- 5 fueling stations including high volume diesel flow dispenser for both sides of diesel trucks.
- Only gas station on the exit
- Newly remodeled store
- Great revenue opportunities for vacant space
- Operate or lease out to offset expense
- Large walk-in cooler with addition reach-in freezers
- Great local support of store as well as highway traffic
- Less than 100 miles east of Denver



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