

GAS STATION

\$179,000.00

2098 South Federal Blvd., Denver, CO 80219

FOR LEASE



PRIME GAS STATION ON BUSY FEDERAL & EVANS INTERSECTION!

- Business only transaction (lease opportunity)
- **Price:** \$179,000.00 plus inventory
- 2,653 square foot Convenience Store



EXCLUSIVELY MARKETED BY

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9331 Commerce Center St. #A1
Highlands Ranch, CO 80129
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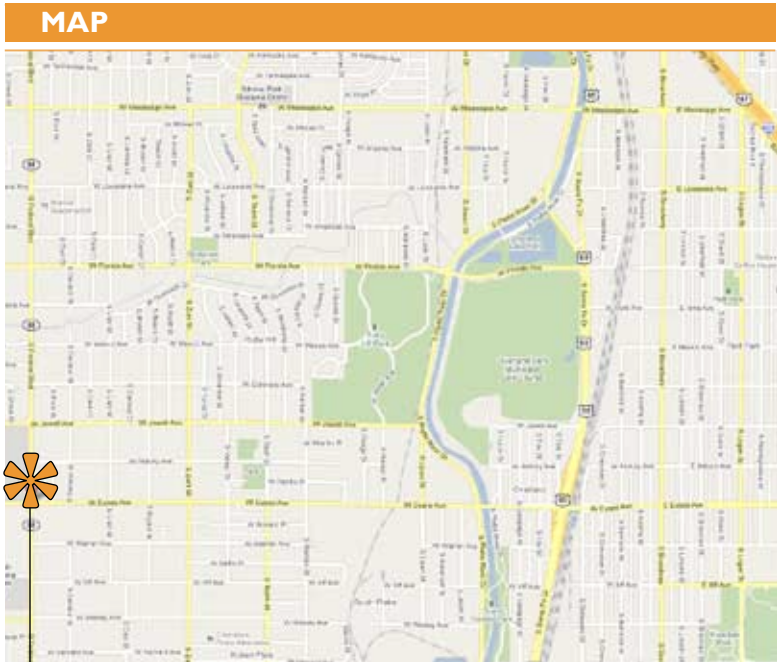
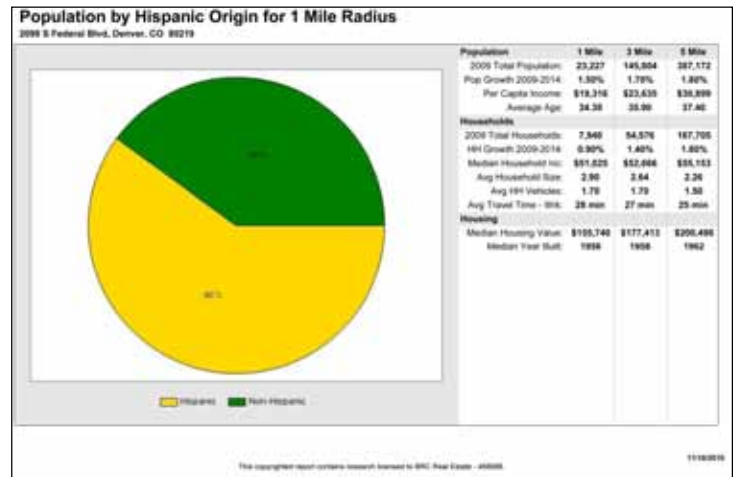
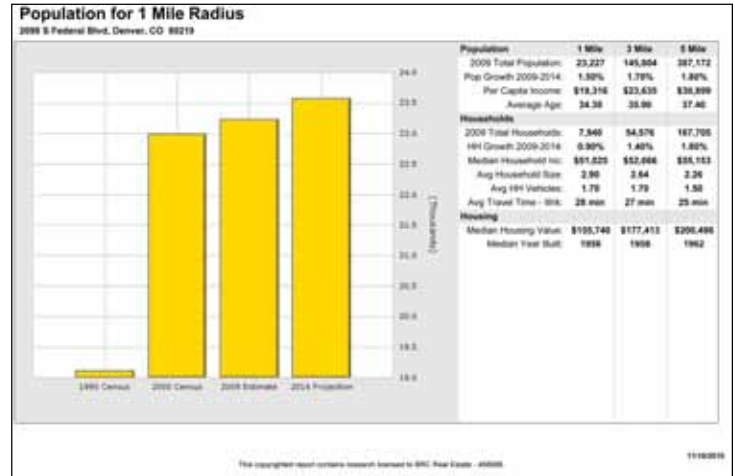
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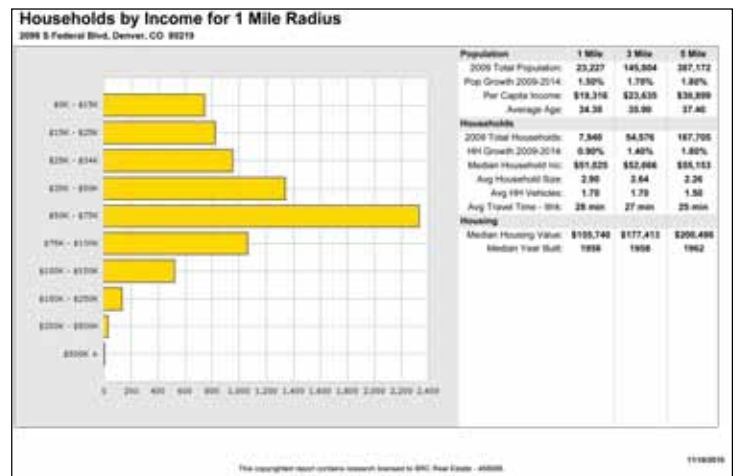
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PROPERTY INFORMATION

- This station is currently pumping 45,000 gallons a month with over 35,000 in inside sales
- Huge upside potential due to location
- 40,000 cars per day pass this intersection
- Non-Branded site with no fuel supply contracts
- Ingress/Egress off Federal and Evans
- 5 fueling stations with Unleaded, Plus, Premium and Diesel
- Adjacent to busy bus stop and High School
- Large walk-in cooler with additional reach-in freezers



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Gas Station**



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