



FOR SALE

COMMERCIAL PROPERTY OFFERING SUMMARY

Key Features

- Former gas/convenience store (no improvements)
- Excellent location on widely trafficked corridor
- Average Daily Traffic counts - 17,133

Area/Land Description

- Development opportunities
- Former fuel tanks have been removed
- Positioned in an industrial corridor
- Great opportunity for auto retail/oil change user, or storage
- ****Site may be restricted against uses competitive with C-Store/Fuel****

Zoning	Land	ADT	Asking Price
Industrial-C	21,787 sqft.	17,133 VPD	\$50,000



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