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## U Pump it- Gas & Convenient Store

**5440 W Mississippi Ave Lakewood CO 80226**

Sales Price Real Estate: **\$395,000.00**

### Details:

|            |                               |
|------------|-------------------------------|
| Land:      | .238 Acers                    |
| Building:  | 720 Sq. Ft                    |
| Tax:       | \$5470.00                     |
| Gas Tanks: | 3 with 40,000-gallon Capacity |
| Pumps:     | 6 all                         |

### REMARKS:

Fantastic opportunity! An excellent neighborhood gas station convenient store with real estate for sale. Located at the busy Mississippi street in Lakewood. The store has been at the current location servicing the neighborhood for over 30 years.

Building is 720 operable space, 3 gas tanks 45,000-gallon capacity. The location has 6 pumps all in operation and in fully compliance with the state regulations.

The Seller recently acquired the property and planning a total renovation before opening to business. However, due to Seller's other business commitments he is open to sell the property as is condition. **Owner Carry possible!!!**

The store is listed for quick sale \$395,000

Please call **MATHEW ABRAHAM** for more information, at 303-359-7868

Disclaimer: The listing company and their brokers have not verified the stated information and cannot guarantee the accuracy. It is the responsibility of the potential Buyers and their advisors to verify the facts to their satisfaction.

