

FOR SALE

RETAIL GAS STATION AND CONVENIENCE STORE

6295 EAST 22ND STREET

Tucson, AZ 85711



PROPERTY INFORMATION

Price	\$1,300,000
Location	NWC 22nd Street and Wilmot Road
Building Size	±2,500 SF
Fuel Dispensers	Six MPDs with card readers
Underground Fuel Tanks	Three 15,000 gallon double-wall fiberglass tanks which are vaulted
Year Built	1999
Parcel Numbers	128-01-044A and 128-01-041A
Traffic Counts	22nd Street: 49,542 cars per day (PAG 2011) Wilmot Road: 33,897 cars per day (PAG 2013)
Comments	This facility is located at one of the busiest corners in Tucson with over 80K cars per day. The facility includes a large modern convenience and gas facility with six dispensers and great signage. This is a great opportunity to acquire a facility in the heart of Tucson at a very busy intersection.



CONTACT US

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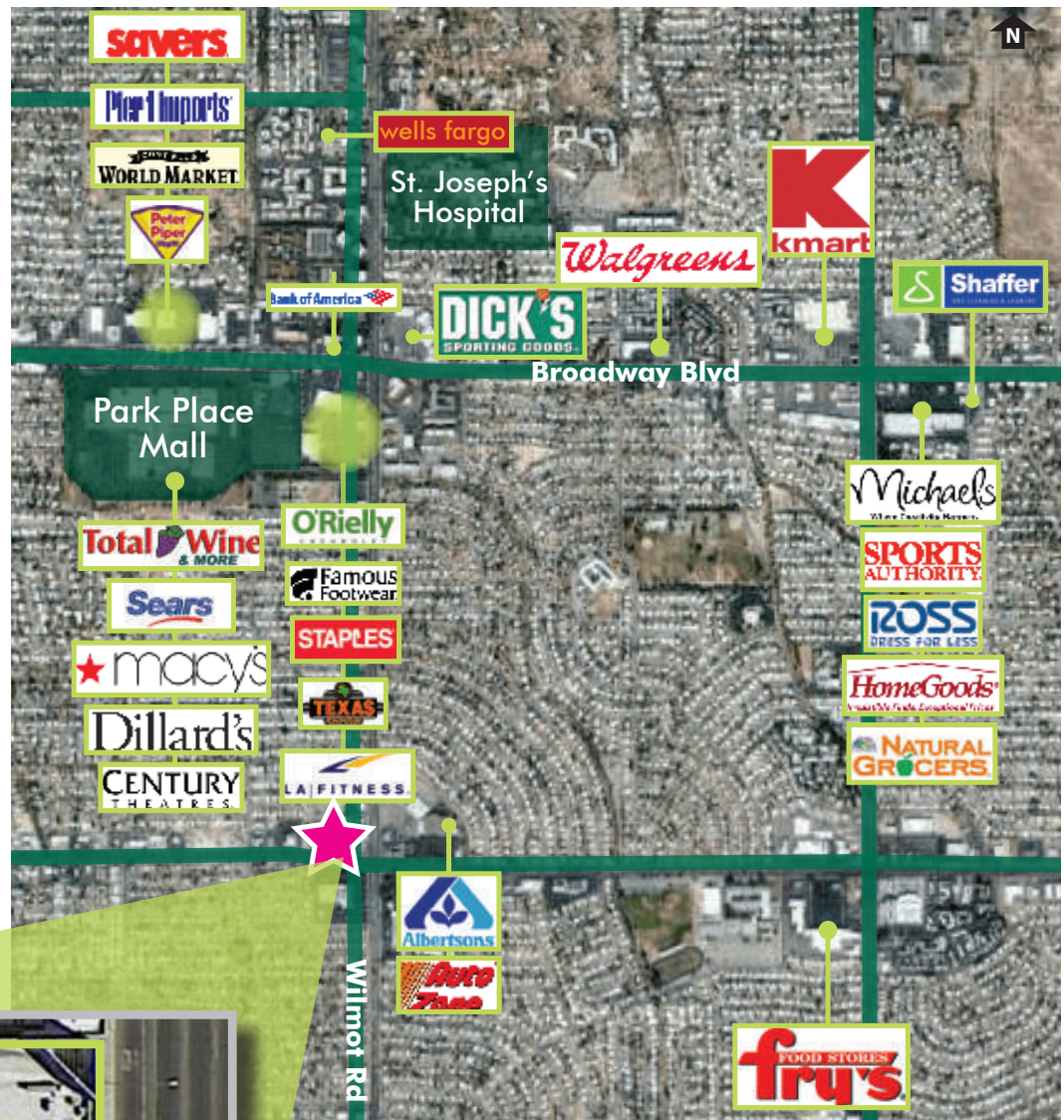
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AERIALS



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PHOTOS



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