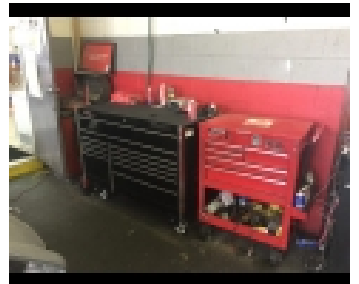
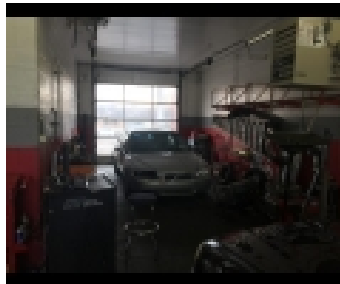
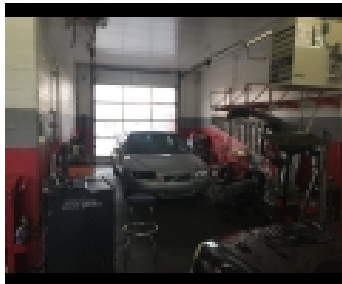
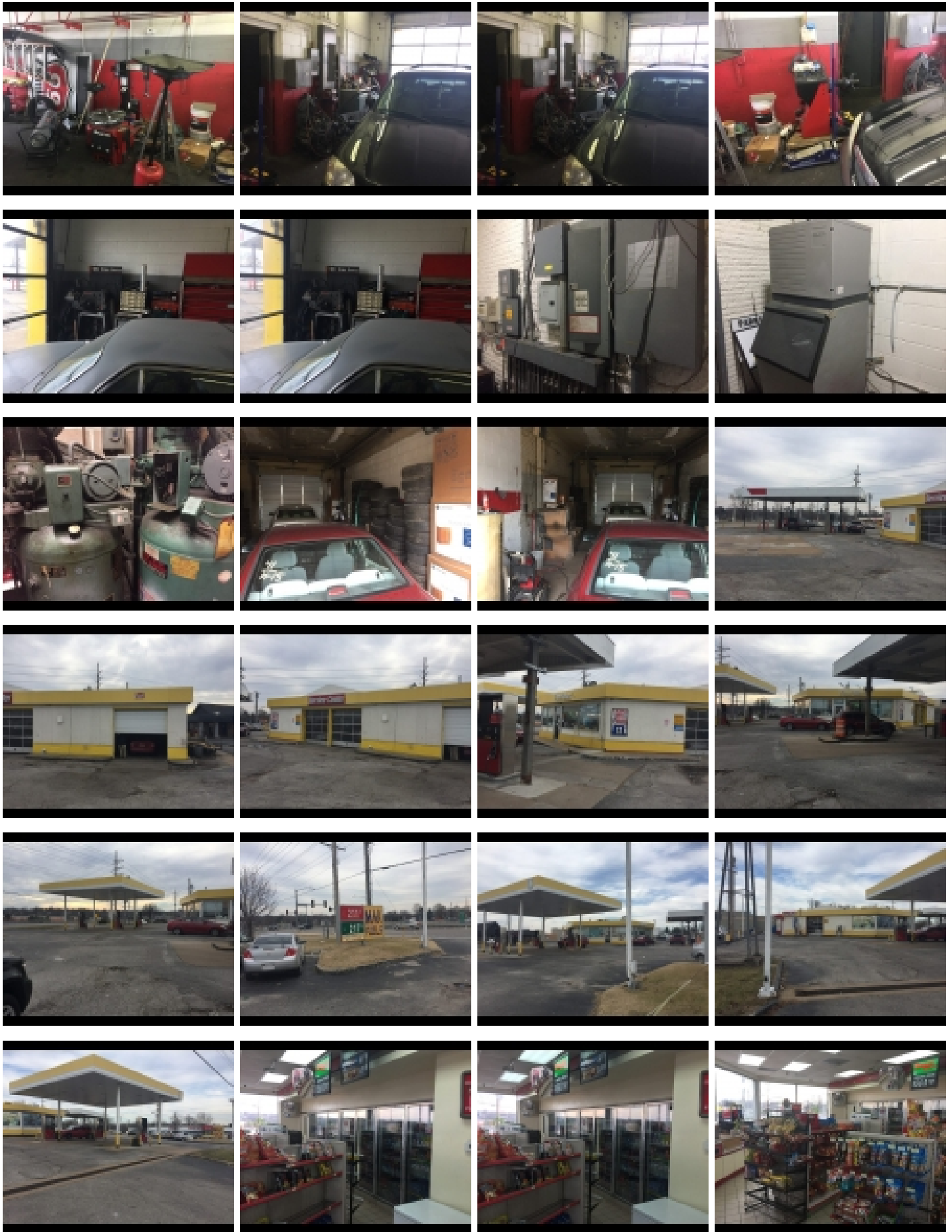
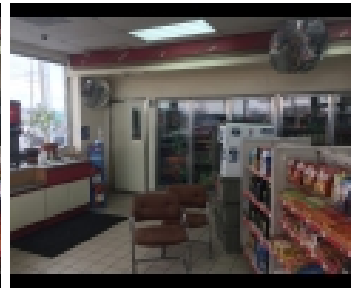
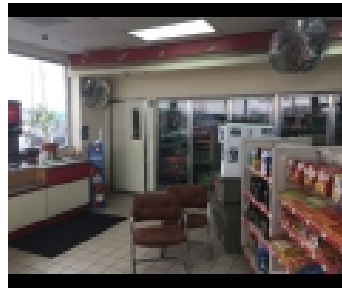
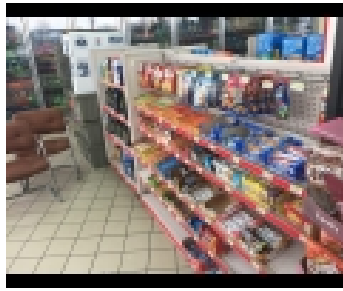
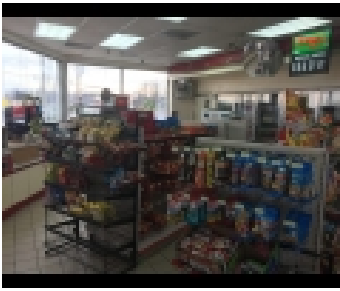




PHONE 314-267-4408
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Email: tony@stlbroker.net
DUNN RD STATION 692,000 USD







PROPERTY INFORMATION:

Address	: 2609 Dunn Rd, Saint Louis, 63136, Missouri
Category	: Gas Stations
Property type	: for sale
Is Feature	: Yes
Sold	: 0000-00-00
Square feet	: 3317
Lot Size	: 29621 sqft
Number of Floors	: 1

PROPERTY INFORMATION:

Dunn Rd Station

Ag Rmks: Call the listing agents for all showings, please do not disturb employees on site. Additional financial information will be provided with an executed non-disclosure document. Mrk Rmks: A successful neighborhood service station in a great location! This is a great investment opportunity with lots of upside potential. The location is in a very high traffic area and draws local as well as highway customers. Sale includes business/building/land & fixtures. use to do over \$115,000 Per-month without lottery owner decided to remove the liquor new buyer can obtain license The ancillary services, which include the ATM, phone cards, lottery, pay phone & U-haul rental generate additional revenue. A partial list of fixtures includes 10 gas pumps, 20 nozzles, three auto repair bays, a Veeder root automatic gas measuring device, a seven door walk in cooler, three auto lifts, three 10,000 gal. Gas tanks, a waste oil tank & an eight-camera security system. The repair and inspections business is growing due to a change in how emissions' testing is done and a double-digit revenue increase is expected. inventory is not included in the listing price Show Inst: By Appointment Only, Call Listing Office Directions: Highway 270 west to New Halls Ferry (exit32), left under highway and quick right on Dunn Road. Property is on the left just past the Bank of America branch, on the corner of Dunn & Old Halls Ferry

CONVENIENCE:

AGENT:



Name **TONY ALQAM**

Tax:

Year	Tax	Change	Tax assessment	Tax assessment change
2016	\$ 1,449	0.00 %	\$ 0	0.00 %