

# 1737 INDIAN ROCKS ROAD

## LARGO, FL 33774

### CHEVRON GAS STATION FOR SALE



**DANILO AQUINO**  
COMMERCIAL ADVISOR  
786 201 3020  
DANILO@APEXCAPITALREALTY.COM

 **APEX**  
CAPITAL REALTY

901 NE 79 ST | MIAMI, FL 33138  
305 570 2600  
[APEXCAPITALREALTY.COM](http://APEXCAPITALREALTY.COM)



# OFFERING SUMMARY



## PROPERTY OVERVIEW

<b>Type:</b>	Convenience Store - Gas Station
<b>Building Size:</b>	2,144 SF
<b>Lot Size:</b>	16,170 SF
<b>Zoning:</b>	Convenience Store
<b>NOI:</b>	54,000 (excluding gas income)
<b>Asking Price:</b>	\$1,200,000

## PROPERTY HIGHLIGHTS

- Corner Lot Gas Station
- \$75,000 Convenience Store Sales (only)
- Four Pumps (tanks replaced less than 1 yr ago)
- 45,000 Gallons per Month
- New Roof (with 20 Year Warranty)

Apex Capital Realty is proud to exclusively represent an opportunity to own a Chevron Gas Station in the growing area of Largo, Florida. This Gas Station is centrally located on the corner of Adrian Ave and the heavily trafficked Indian Rocks Road located a short distance from Largo Medical Center. This is an excellent opportunity for an owner operator that wants a well performing gas station in Largo, FL.

The Convenience Store/Mart is 2,144 SF and sits on a 16,170 SF lot. The current owner leases to operator- store sales are estimated at \$75,000 monthly and over 40,000 gallons per month in consumption. The property has been well maintained and 4 tanks have been replaced less than a year ago. Store comes with a new roof that has a 20 year warranty.





# PORTFOLIO SUMMARY

**1501 34<sup>TH</sup> ST SOUTH**  
ST PETERSBURG, FL 33711

**BP GAS STATION FOR SALE**



**150134 Street South, St Petersburg, FL 33712**

**3 Pumps-** (doubled walled-replaced less than 5 yrs ago)

**40,000 Gallons per Month**

**\$75K - \$100K Convenience Store Sales**

**\$54,000 NOI** (not including gas income)

**Building Sq Ft: 2,114**

**Lot Sq Ft: 18,174**

**Corner Lot**

**751 CLEARWATER LARGO ROAD N**  
LARGO, FL 33770

**CHEVRON GAS STATION FOR SALE**



**751 Clearwater Largo Rd N, Largo, FL 33770**

**4 Pumps** (tanks replace less than 1 yr ago)

**50,000 Gallons per month**

**\$70,000 -Convenience Store Sales (only)**

**\$40,000-Lotto Sales**

**\$51,00- NOI** (not including income on gas)

**Car Wash- Opportunity for car wash.**

**Building Sq Ft: 1,976**

**Lot Sq Ft: 19,500**

**New Roof -** (with 20 year warranty)



BELLEAIR SHORE

BAYSIDE PARK

S BELLEAIR CAUSEWAY

HARBOR HILLS

ANONA

1737 INDIAN ROCKS RD

PALM HILL

LARGO MEDICAL CENTER

GLENNWOOD

ULMERTON RD

688







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