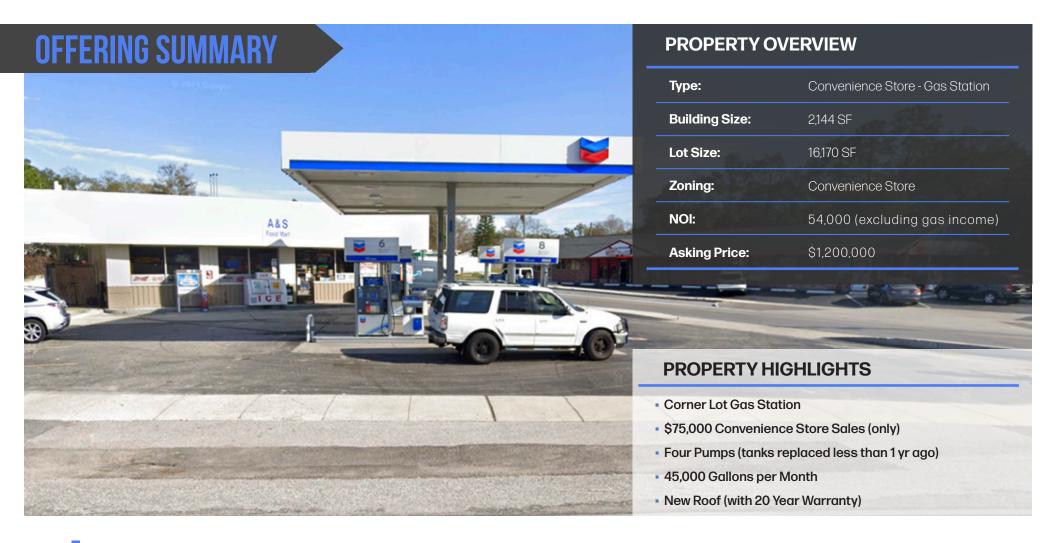


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Apex Capital Realty is proud to exclusively represent an opportunity to own a Chevron Gas Station in the growing area of Largo, Florida. This Gas Station is centrally located on the corner of Adrian Ave and the heavily trafficked Indian Rocks Road 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.











