

# 751 CLEARWATER LARGO ROAD NORTH

LARGO, FL 33770

CHEVRON GAS STATION FOR SALE



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**APEX**  
CAPITAL REALTY

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# OFFERING SUMMARY



## PROPERTY OVERVIEW

<b>Type:</b>	Convenience Store - Gas Station
<b>Building Size:</b>	1,976 SF
<b>Lot Size:</b>	19,500 SF
<b>Zoning:</b>	Convenience Store
<b>NOI:</b>	\$51,000 (excluding gas income)
<b>Asking Price:</b>	\$1,200,000

## PROPERTY HIGHLIGHTS

- Corner Gas Station
- Four Pumps (replaced less than 1 yr ago)
- 50,000 Gallons per Month
- \$70,000 Convenience Store Sales (only)
- \$40,000 in Lotto Sales
- Car Wash Opportunity
- 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 Pinellas County in Largo, Florida. This renovated Gas Station is centrally located on the corner of 8th Ave NW and the heavily trafficked Clearwater Largo Road North located just a short distance from The Pelican Golf Club and Belleair Country Club.

This is an excellent opportunity for an owner operator that wants a well performing gas station in Largo, Florida.

The Convenience Store/Mart is 1,976 SF and sits on a 19,500 SF lot. The current owner leases to operator- store sales are estimated at \$70,000 monthly and about 50,000 gallons per month in consumption. The property has been well maintained and 4 pumps have been replaced less than a year ago. Store comes with a Car-Wash opportunity, Florida Lottery and new roof with 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**

**1737 INDIAN ROCKS ROAD**  
LARGO, FL 33774

**CHEVRON GAS STATION FOR SALE**



**1737 Indian Rocks Road, Largo, FL 33774**

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

**45,000 Gallons Per Month**

**\$75,000 Convenience Store Sales**

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

**Corner Lot**

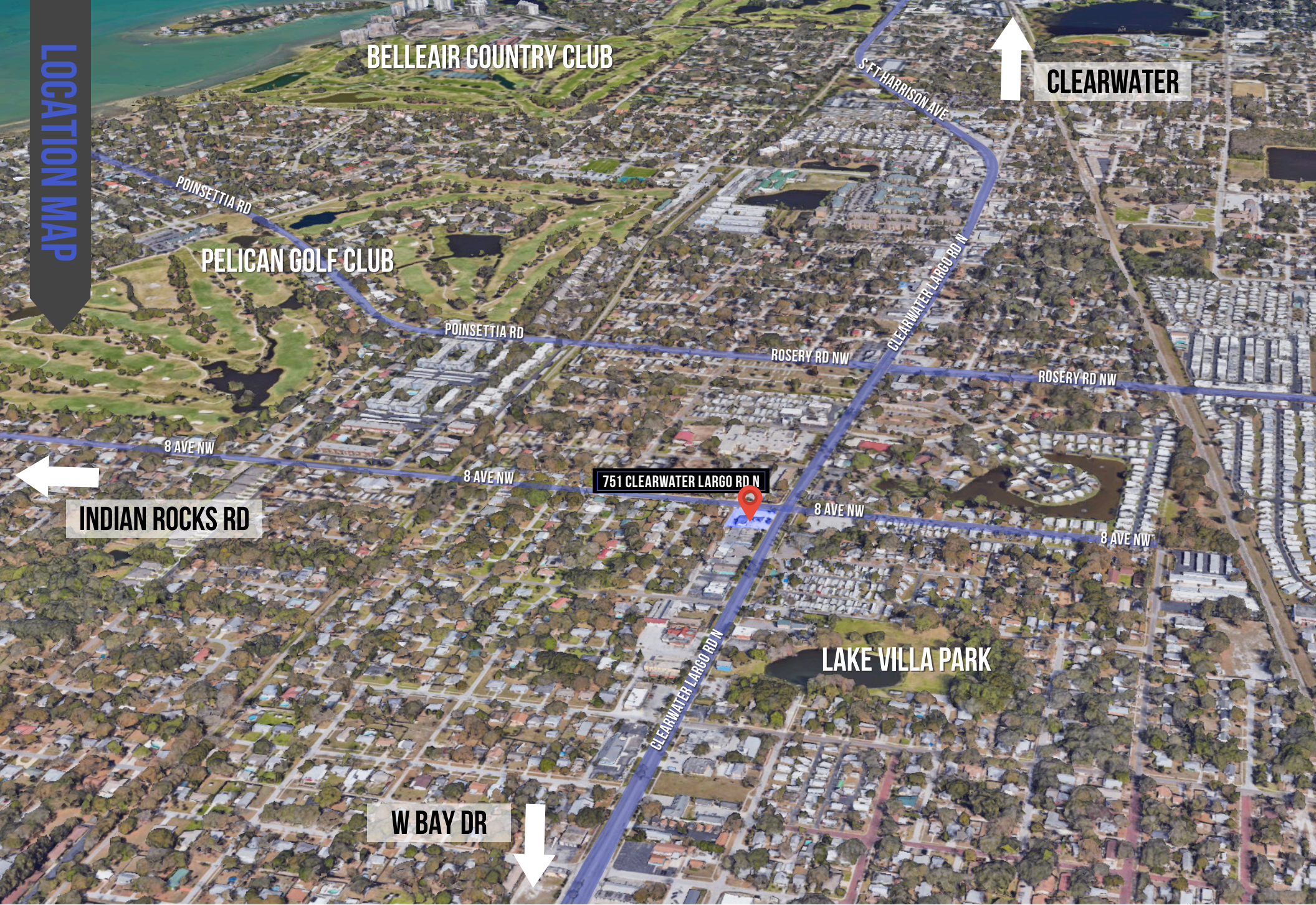
**Building Sq Ft:** 2,144

**Lot Sq Ft:** 16,170

**New Roof -** (with 20 yr Warranty)



LOCATION MAP



BELLEAIR COUNTRY CLUB

CLEARWATER

PELICAN GOLF CLUB

751 CLEARWATER LARGO RD N

INDIAN ROCKS RD

LAKE VILLA PARK

W BAY DR







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