

FOR SALE

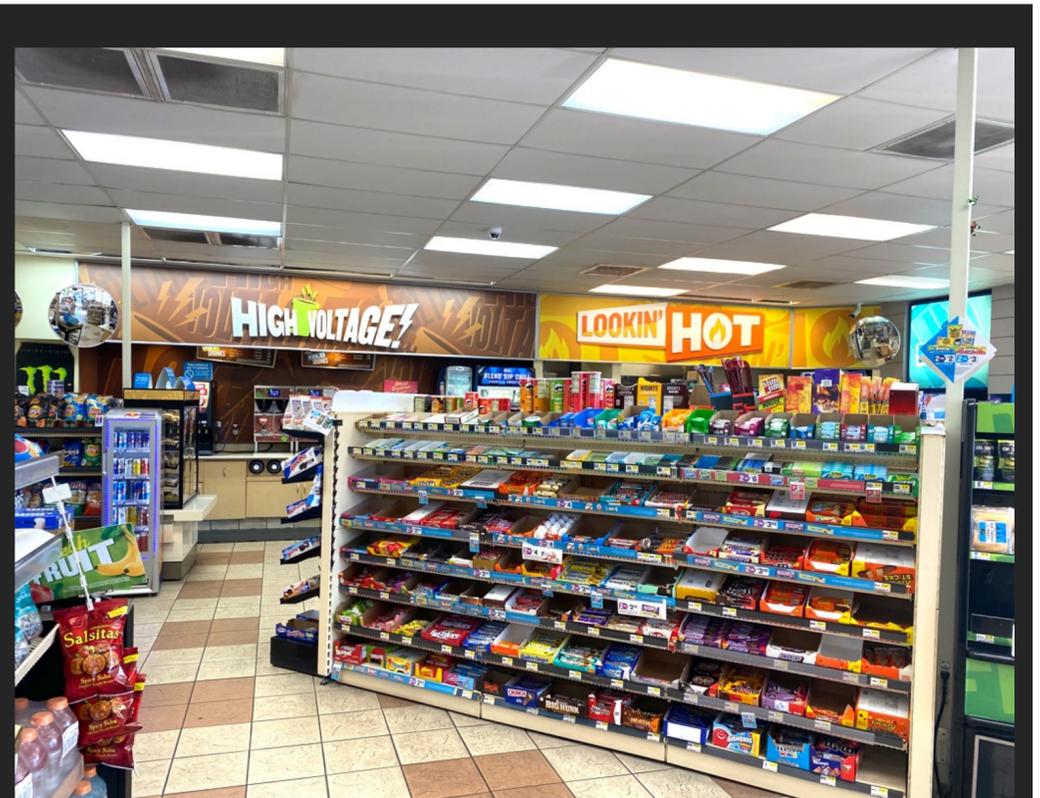
**Arco ampm Gas Station
with Real Estate**

\$3,350,000

**2951 Bechelli Ln,
Redding, CA 96002**

<https://bizandland.com/shasta1>





Location & Brief Description

<https://bizandland.com/shasta1>

On the busy corner of Bechelli Ln and Hartnell Ave in Redding with easy entrances from both streets

A real turn-key Gas Station with upside potential!

**Gas | C-Store | Easy Access | New Pumps
New LED Signs | Hot Food | EBT | Up to date
Accepting Credit & Debit cards at pumps
Reputed Franchise | Great Neighborhood Store
Beer & Wine (ABC license type 20)**

Disclaimer: The information has been obtained from sources believed reliable; but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Property Information

<https://bizandland.com/shasta1>

APN # 107-490-052 (Shasta County)
Lot size: 0.64 Acre / 27,878 SF

Building size: 2,865 SF

Year Built: 1989 / Upgraded: 2021

Parking Spaces: 14

Entrances: From two streets

Frontage: 125' Bechelli Ln, 158' Hartnell Ave

Fueling Stations: 8 (4 MPDs)

Canopy Area: 1,800 SF

Fuel Tank type: Double Wall Fiber Glass

Capacity:

Pumps: Upgraded in 2021.

LED signs: Installed in 2021.

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Sales Information

<https://bizandland.com/shasta1>

From the average of 2021 numbers:

- **Average Monthly Sales:**

Fuel: 77,000 +/- Gallons @ \$0.31/gallons

C-Store: \$113,000

Lottery: \$25,000 (not included in C-Store)

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Summary

It's a beautiful Arco ampm gas station and capable of being one of the busiest stations in Shasta County. Situated at the 4-way intersection with traffic lights.

It's a great neighborhood store!

Upside potential for an owner operator!

If interested in proceeding with the purchase, please complete Buyer Profile and sign NDA form which can be downloaded from property website:

<https://bizandland.com/shasta1>

We are experienced Arco Gas Station Brokers; sold multiple Arco ampm gas stations recently!

What kind of buyer
we are looking for?



Financially Qualified
Team Leader / Manager

Motivated

Gas Station operator would be
an ideal buyer

We can help with purchase
process!

INTEGRITY TRUST SERVICE

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