

For Sale | \$468,000

# 35,538 SF SHELL Gas Station



6806 E. Brown Road, Mesa, AZ 85207

NEC Power Road & Brown Road



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## Sale Price \$468,000

### Property Highlights

- Gas station with C-store & car wash
- Excellent visibility along Power & Brown Rd
- Right-in/Right-out accessibility
- Significant nearby retailers
- 6 double-sided MPD's (12 positions)
- 3 underground tanks  
(1-12,000 gal, 2-20,000 gal)
- Fuel Supply Agreement included
- Advance appointment required to tour property

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### Demographics

	1 Mile	3 Mile	5 Mile
2013			
Population	10,411	83,517	203,179
AVG HH Income	\$62,821	\$59,972	\$64,040
Households	4,051	36,901	84,835

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REAL ESTATE SERVICES