

Castles[®] COMMERCIAL

OPERATIONAL GAS STATION WITH CAR WASH

FOR SALE: 1,395,000

**870 MAIN STREET
MELROSE, MASSACHUSETTS**



- FOR SALE: Operational gas station with car wash
- Two gas pumps and fully automatic car wash
- Located next to Whole Foods Plaza
- Building is approximately 1,400 SF on 9,496 SF (0.217 Acres)
- Double tanks compliant - Clean 21E
- Income and Expense available upon request
- Buyer / Agent to conduct their own due diligence, being delivered "as is"



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 POPULATION	22,173	139,303	414,579
2023 POPULATION	22,671	142,975	426,941
POP GROWTH 2018 - 2023	2.25%	2.64%	2.98%
AVERAGE AGE	41.80	40.30	39.40
HOUSEHOLDS	9,046	56,613	162,096

This marketing flyer has been prepared to provide summary, unverified information to prospective purchasers or tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Castles Unlimited, Inc. d/b/a Castles Commercial has not made any investigation, and makes no warranty or representation. The information in the marketing flyer has been obtained from sources deemed reliable; however Castles Commercial has not verified and will not verify any of the information contained herein or attached, nor has Castles Commercial conducted any investigation regarding the accuracy or completeness of the information provided. All potential buyers/tenant must take appropriate measure to verify all the information set forth herein and attached.

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