### TRUE 124 ROUTE 12 | PRESTON, CT

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#### FOR SALE: 1.5 ACRES GAS STATION | C-STORE | CAR WASH LOCATION...LOCATION...LOCATION!

This is a rare opportunity to develop a Gas Station/C-Store/Car Wash on Rt 12, one of two main traffic feeds to the ever popular Mohegan Sun Resort & Casino!

**PROPERTY FEATURES:** 

Site has Town Approvals in place for:

- CAR WASH
- C-STORE (3,600± SF)
- GAS STATION\* (COVERED ISLAND WITH 6 PUMPS)
  The approvals are good until 02/18

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\*There are currently 3 tanks in the ground that need to be replaced by 02/19. There are two 8,000 gallon tanks and one 10,000 gallon tank.

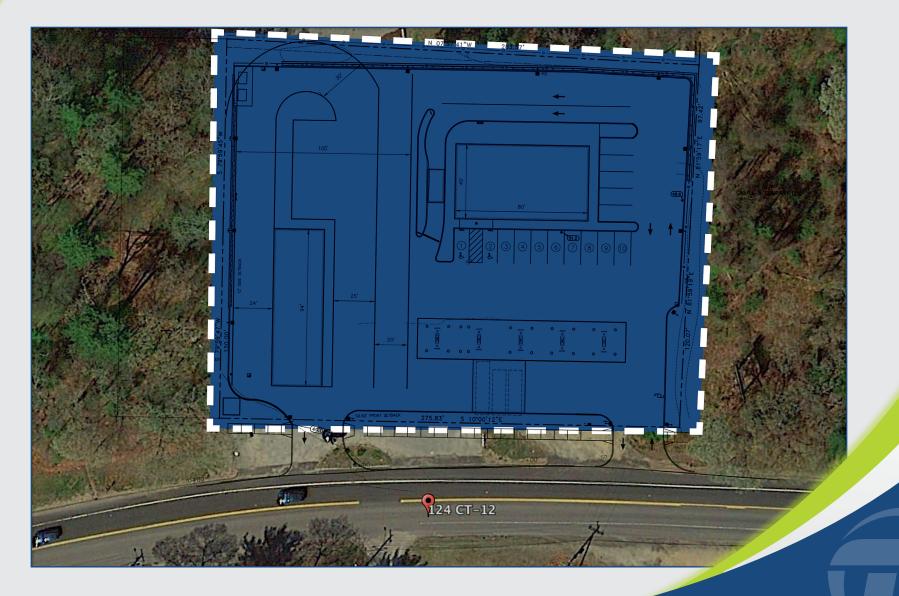
This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely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

#### A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

AGENTS: Richard Schnider 203.762.6173 | rs@truecre.com

truecre.com

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