



124 ROUTE 12 | PRESTON, CT



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.

*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.

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

AGENTS:

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