

**\$1,850,000**

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#### PROPERTY OVERVIEW

Berkeley Econogas is an independent gas station located at the intersection of 8th Street and University Avenue, in Berkeley, California. The station was originally constructed in the early 80s, but the current owner completely remodeled the station in 1997. The 2,250 square foot canopy is the only original improvement, and it has been upgraded with reinforcement. The 493 square foot mini mart was added in 1997. The store includes a retail display area, space for the cashier, a rear storage room, and a restroom.

There are two 20,000 gallon, underground, steel with fiberglass coating, double-walled, fuel tanks. One tank holds 10,000 gallons of premium and 10,000 mid-grade; and the other holds 15,000 gallons of regular and 5,000 diesel. There are two islands with two multi-product dispensers and one diesel each, for a total of 6 dispensers and 8 fueling locations. The property has been monitored and is clean.

#### LOCATION OVERVIEW

Being on University Avenue, the property has great exposure to 32,500 vehicles per day. There are nearby competitors, but this is the first station on the southern side of the street when heading east from Interstate 80.

#### FINANCING OPTIONS

The owners have indicated that they are willing to offer flexible seller financing to qualified investors. In addition, small business administration loans are an option for owner users because the site is clean.

#### HIGHLIGHTS

- Long-standing Independent Gas Station
- Exposure to 32,500 vehicles per day on University Ave.
- Clean station with all required upgrades completed
- Corner Location
- Seller financing available

## PROPERTY INFORMATION

ADDRESS	950 University Avenue Berkeley, CA 94710
APN	56-1972-37
PRICE (INCLUDES BUSINESS)	\$1,850,000
LAND AREA	11,600
PRICE PER SF OF LAND AREA	\$159.48
NUMBER OF DISPENSERS	6
PRICE PER DISPENSER	\$308,333
ZONING	C-W

