



THIS IS NOT AN OFFERING ! THERE ARE EXCLUSIONS, AND PRE-REGISTRATION OF CLIENTS IS REQUIRED.

430 MOUNT READ BLVD. (COR. JAY ST.)  
ROCHESTER, NY 14611

## SELF SERVICE GAS STATION

FULLY NYS DEC COMPLIANT

REGULATION CANOPY AND (4) "WAYNE-DRESSER" CC DISPENSERS.

"WATCH FIRE" ELECTRONIC CANOPY SIGN SYSTEM

LAND (87'X185"), 1,421 SF BLDG.

C-CONVERSION READY – TURN-KEY, ON-GOING OPERATION

8 FILL STATIONS UNDER CANOPY.

NO ENCUMBERING SUPPLY CONTRACTS.

REPAIR SHOP EQUIPMENT NOT INCLUDED.



**PRICE: \$475,000.00 CASH** ( NO SELLER FINANCING, COMMERCIAL MORTGAGE IS AVAILABLE THROUGH VISION )

JUST OFF RT 490 EXIT ! TRUE MONEY MAKER, NO COMPETITION CLOSE BY !  
MORE INFO AVAILABLE AFTER SIGNED NON-DISCLOSURE STATEMENT.



RESIDENTIAL RELOCATION ♦ COMMERCIAL LEASING ♦ PROPERTY MANAGEMENT ♦ BUSINESS & ESTATE APPRAISALS

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