



TURNKEY GAS, C-STORE + SUBWAY FRANCHISE

- ▶ SALE INCLUDES; C-STORE, BUSINESS, SUBWAY FRANCHISE, FF&E, TANKS/PUMPS/CANOPY, REAL ESTATE *INVENTORY NEGOTIATED SEPARATELY*
- ▶ HIGHLY VISIBLE LOCATION – I-88 OFF RAMP
- ▶ NEW TANKS, PUMPS, CANOPY AND BUILDING
- ▶ MOBILE BRANDED – NO FUEL SUPPLY CONTRACT
- ▶ GASOLINE, DIESEL, KEROSENE FUEL SERVICE
- ▶ SUBWAY FRANCHISE - OPPORTUNITY TO ADD DRIVE-THRU
- ▶ FULL-SERVICE C-STORE WITH FF&E
- ▶ STELLAR BUSINESS REPUTATION
- ▶ FULL PACKAGE TO QUALIFIED BUYERS ONLY *POF/nda REQUIRED*

ASSESSMENT & ZONING

Zoned:	Commercial Use
Assessment:	\$1,100,000 (2019)
RE Taxes:	\$43,500 (Est)

BUILDING CHARACTERISTICS

Building SF:	4,000
Year Built:	2004
Construction:	Slab / Wood Frame
Roof Type:	Shingle
Stories:	1

PROPERTY SUMMARY

Acre:	1.62
Frontage:	343'
Utilities:	Well / Septic

For more information, contact;

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FOR SALE - \$2,920,000

BRANDED GAS, C-STORE WITH QSR

CENTRAL/EASTERN - UPSTATE, NY

211 State Route 30A, Schoharie, NY



DAILY TRAFFIC COUNT

SUBJECT LOCATION 7,700

I-88 (OFF RAMP AREA) 12,500

DISTANCE TO POINT OF INTEREST

I-88 (OFF RAMP) 0.5 MILES

OLD STONE FORT MUSEUM 2.6 MILES

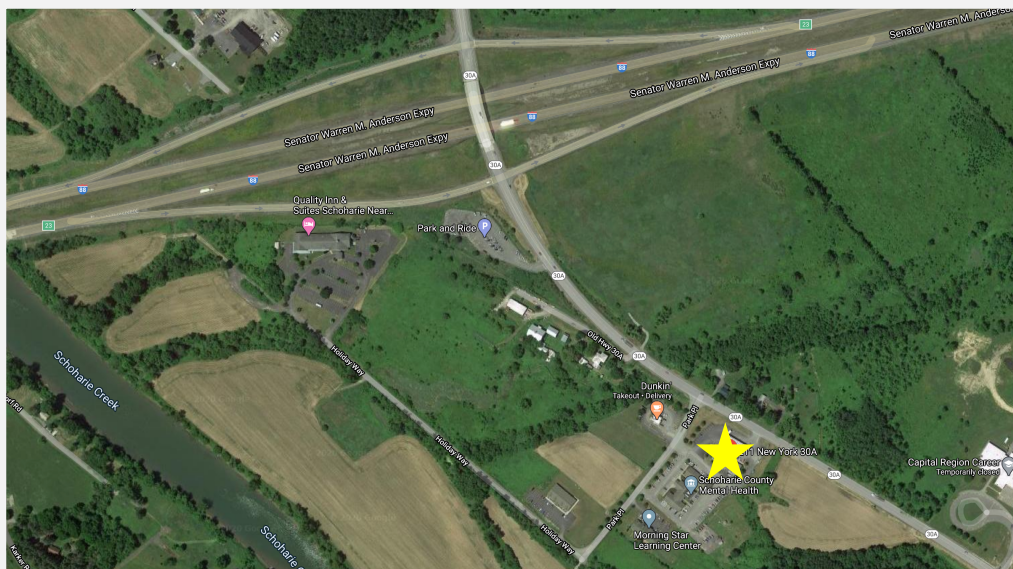
HOWE'S CAVERNS 7.5 MILES

GILBOA DAM 27.3 MILES

MINE KILL FALLS STATE PARK 29.9 MILES



**211 STATE ROUTE 30A
 SCHOHARIE, NY 12066**



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