REAL ESTATE & BUSINESS OPPORTUNITY

5927 GUIDE MERIDIAN BELLINGHAM, WA

GAS STATION, C-STORE & TRUCK CARD-LOCK

Established location. Strong fuel & inside sales.
Card-lock income. Huge redevelopment upside.



OFFERED AT $4,299,999

PRICE REDUCED







PROPERTY OVERVIEW

The sale includes both the **real estate and the operating business:** Sinclair gas station and c-store, Pacific Pride truck card-lock, and a vacant drive-through kitchen. 3.74 acres with room to expand (subject to zoning).

PROPERTY DETAILS

A — Address
5927 Guide Meridian, Bellingham, WA

B — Building Size
± 3,224 SF

L — Lot Size
± 3.74 Acres

Z — Zoning
Commercial (RGC)

U — Use
Fuel, C-Store & Truck Card-Lock

O — Opportunity
Owner-Operator or Investor

BUSINESS HIGHLIGHTS

P — Sale Includes
Real estate AND the operating business

$ — Avg. Annual Gross Profit
High $500,000s (2022-2024)*

$ — Inside Sales
$60,000 - $65,000 / mo (approx.)*

F — Fuel Volume
40,000 - 45,000 gal / mo (approx.)*

R — Card-Lock Lease
$4,500 / mo, month-to-month (M2M)

C — Fuel Contract
Sinclair, ~9 years remaining

K — Kitchen / Drive-Through
Vacant former Subway. Open to any QSR or drive-through coffee franchise

D — Redevelopment Potential
Car wash, truck stop, retail pad (subject to zoning)

E — Environmental
No known contamination (per seller)

ESTABLISHED LOCATION. PROVEN DEMAND. HUGE POTENTIAL.

- **Signalized Hard Corner**
- **10 Min to I-5 (Exit 256)**
- **3.74± Acre Site**
- **Redevelopment Upside**

REQUEST THE FULL OM & FINANCIALS

Call or email Harry today.
Detailed financials with signed NDA.

SHOWING INSTRUCTIONS

By appointment only. Do not walk or disturb the business.

SKYLINE PROPERTIES, INC.

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* Financial and operating figures are seller-reported, approximate and unaudited. Buyer to verify all information. Showing by appointment only.