

FOR SALE

2701 - 2715 Westville Road,
Westville Road, Pictou County, N.S.



R  **I** Group
Retail Office Industrial

Commercial Real Estate Advisors

FOR SALE

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Kevin's Shell, a long time staple of Pictou County drivers is being offered for sale.

The service station is the only exclusive full service outlet in the county, which has made it a popular destination, particularly during inclement weather.

With sales of over 3M litres and auxiliary revenue from mechanical, detailing and tire services the business produces consistently solid revenues.

The current contract with Shell ends December 31, 2023 giving a buyer the option renewing or moving to another brand.

The adjacent single family dwelling is also included in the sale. 1.5 storey, two bedrooms. 1,166 sq ft.

Financial information available with a signed NDA.

ASKING PRICE

\$ 750,000

For more information please contact

Peter Constable 902.753.7009

peter@roicommercialgroup.com

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Property Overview & Specifications

The property consists of a 2,100 sq ft. building housing a retail, office area and adjacent two bay garage with two, 10' overhead doors.

Two pump islands with three fuel dispensers and overhead lighting.

Situated on 0.58 of an acre with paved driveway and parking.

PID #	00860395, 00860387
Assessment Acct#	04521323, 02684853
Type	Service Station
Building Gross Area	2,100 sq ft. +/-
Land Area	11,830 sq ft. + 14,627 sq ft.
Effective Age	35 Years +/-
Zoning	None
Property Assessment	\$ 116,700 + \$ 40,800 (Commercial) \$ 61,200 (Residential)

HVAC	Oil/Forced Air
Building Area	2,100 sq ft.
Electrical	100 + 60 amperage
Ceilings Height	10'

Interior	Concrete Flooring Painted Gyproc Walls & Ceilings Double Glazed Window
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Exterior	Steel Siding Steel Roof
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Washrooms	2 x 2 Piece (Exterior Access)
Other	Pylon Sign, Pump Island Lighting

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Fuel Station Competitors - 3 Kilometer Radius

Wilson Fuels	2525 Westville Road, Westville	1.03 Kilometers SW
Sobeys Shell	119 North Foord St., Stellarton	2.1 Kilometers NE
Mobil	79 Duff Street, New Glasgow	1.6 Kilometers NE
Needs Fast Fuel	130 North Foord St., Stellarton	2.2 Kilometers E
Petro Canada	134 North Foord St., Stellarton	2.2 Kilometers E

The site is the first fuel station after leaving TCH exit #23

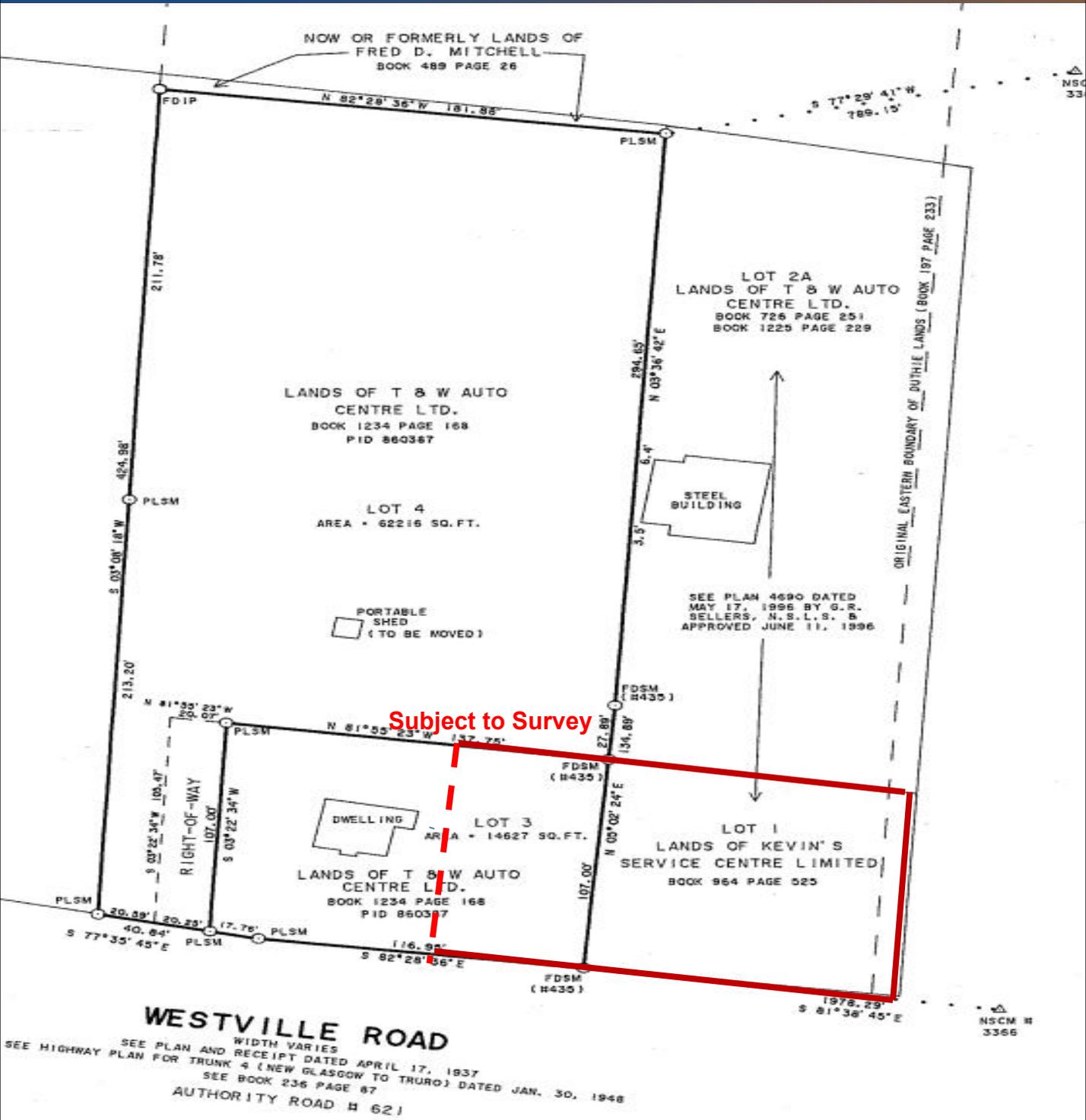
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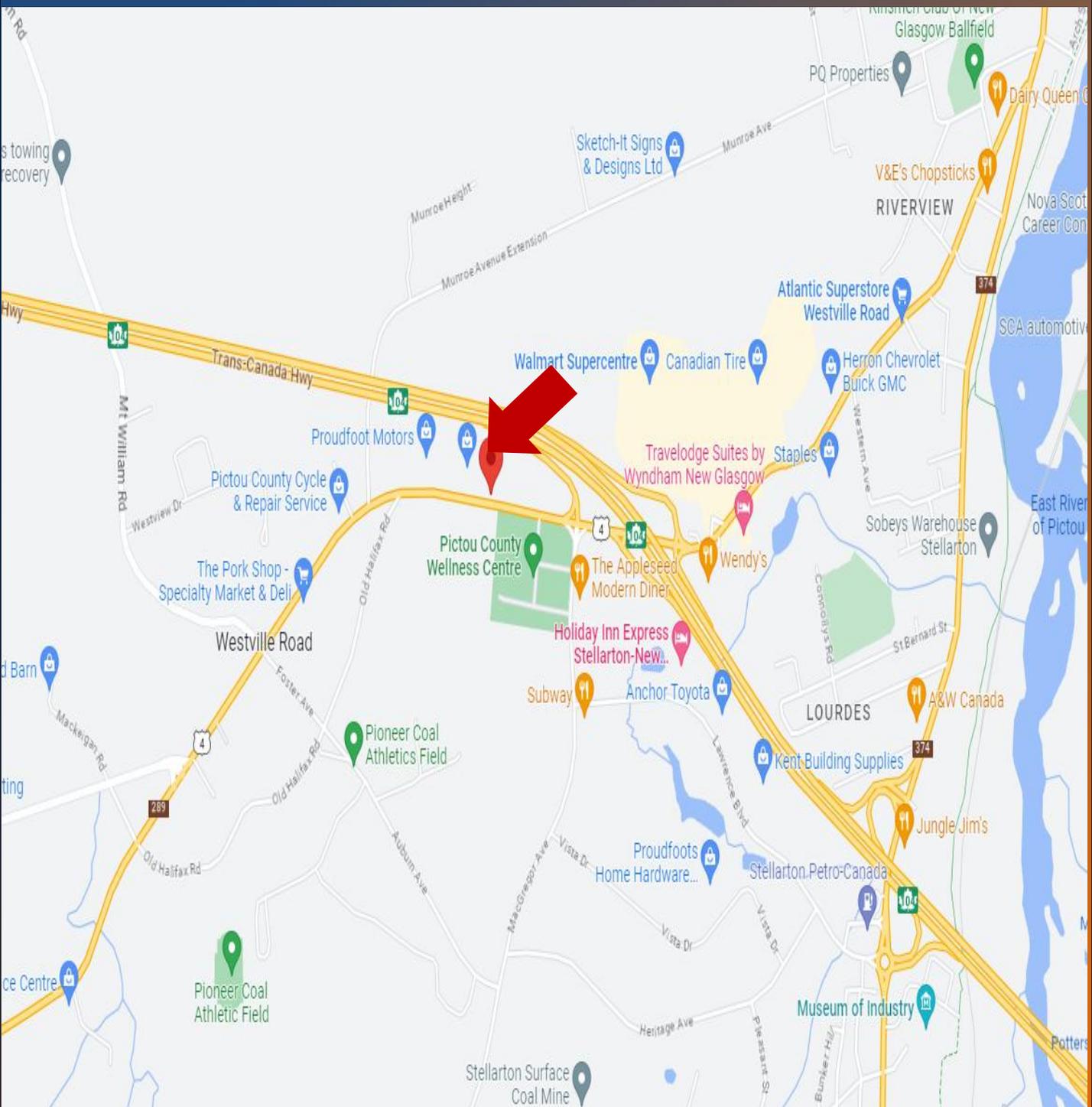
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Equipment Included

Fuel Pumps (3 - Regular, Supreme, Diesel) 5 Yrs

**Underground Tanks (3) Regular - 20,018 Litre
Supreme - 13,838 Litre
Diesel - 9,247 Litre**

Vehicle Lift - 14,000 Lbs

Tire Changer

Freezer

Office Desk/Chair

Front Counter

Display Racking

POS System (Shell Only)

Misc Tools

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