

# FOR SALE

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



Commercial Real Estate Advisors

## ROI Group

### Commercial Real Estate Advisors

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# 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.

New ten-year contract with Shell in place. New underground tank currently being installed.

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

Vendor financing available.

Financial information available with a signed NDA.

**ASKING PRICE  
\$ 750,000**

**For more information please contact**

**Peter Constable 902.753.7009**

**[peter@roicommmercialgroup.com](mailto:peter@roicommmercialgroup.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**

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

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



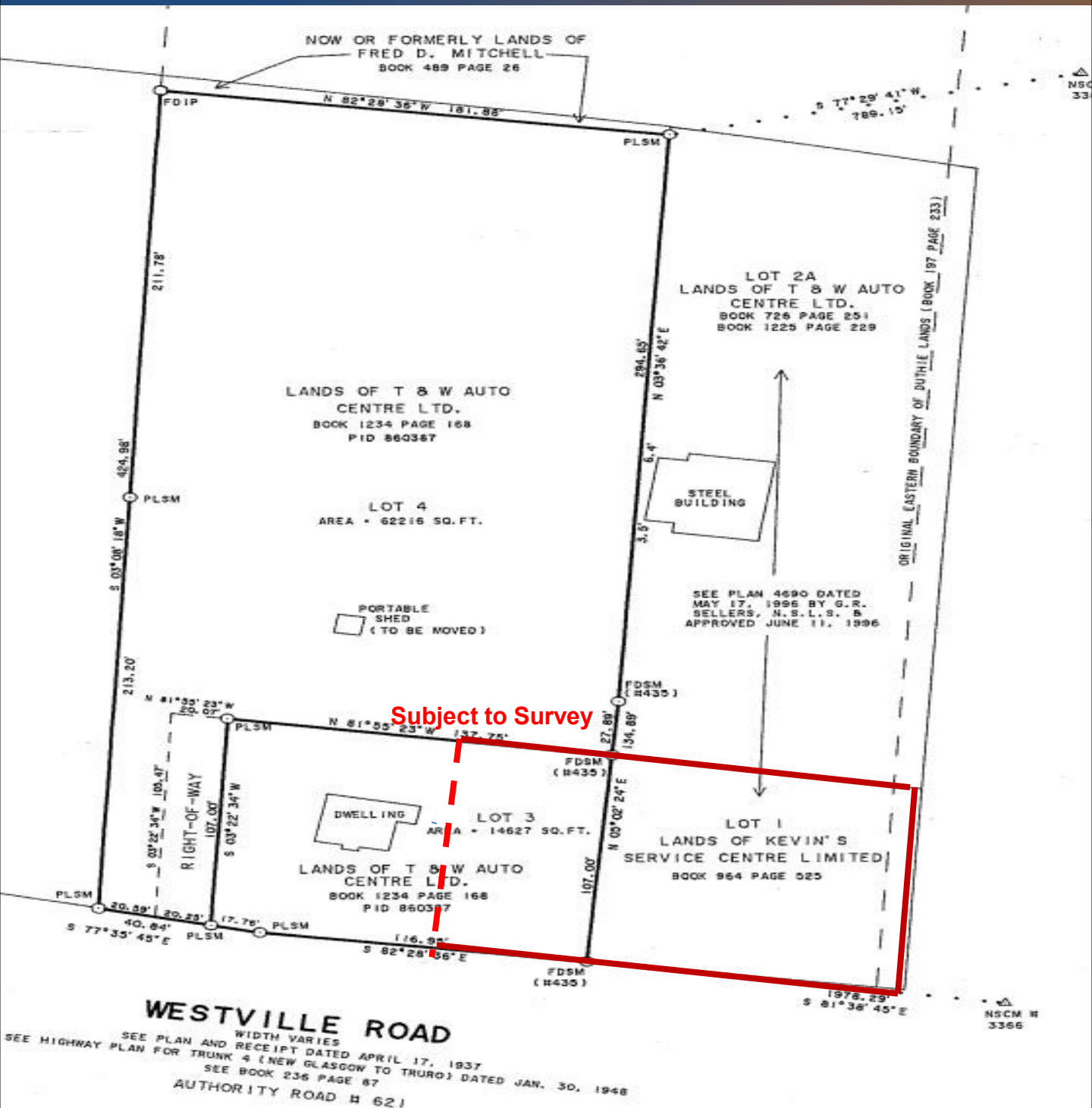
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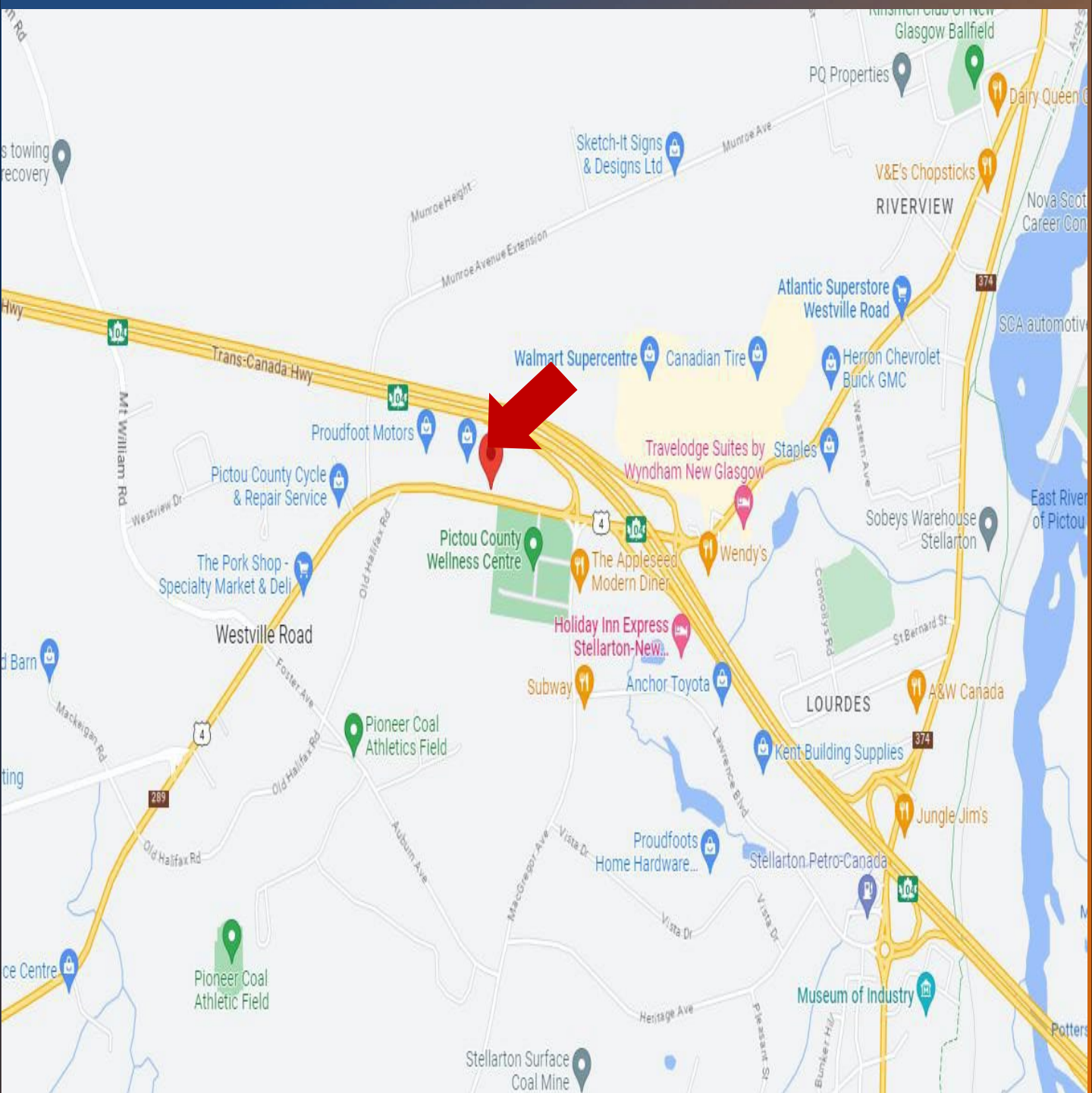
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## **Equipment Included**

**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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