

# Unbranded Gas Station & C-Store

2201 S Union Ave, Bakersfield, CA 93307



Presented By:  
Keller Williams College Park



# Unbranded Gas Station & C-Store

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Property Details

Exceptional opportunity to acquire a large scale, fully operational travel center, gas station, and convenience store with multiple income streams located at 2201 S Union Ave in Bakersfield, CA.

This offering represents the sale of both the real estate and the operating business (going-concern). The property is currently operating as Fuel-1 Stop and is unbranded, providing flexibility for a new owner to introduce a preferred fuel brand or continue operating independently.

The site is situated on approximately ±5.56 acres at a signalized hard corner intersection with strong visibility and traffic exposure along Union Avenue. Improvements include an approximately ±4,809 SF convenience store, an approximately ±4,000 SF truck wash building, and an approximately ±5,000 SF truck repair facility, totaling approximately ±13,809 SF of improvements.

Fueling infrastructure includes 10 multi-product dispensers (MPDs) with a total of 14 fueling positions. The station is configured with 5 MPDs dedicated to gasoline fueling for passenger vehicles and 5 MPDs dedicated to diesel fueling for truck traffic, including diesel and DEF service under a separate truck canopy.

The property benefits from strong traffic counts along Union Avenue, reported at approximately 16,000 to 19,000 vehicles per day, supporting consistent customer flow and long-term operational viability.

Multiple revenue streams include fuel sales, convenience store operations, truck wash services, and rental income from the leased truck repair building, currently generating approximately \$7,500 per month on a month-to-month basis.

Zoned M-1 (Light Manufacturing), the property allows for a variety of commercial and industrial uses including fuel service, truck stop, and truck-related operations. Ownership is retiring, presenting an opportunity for an owner-user, operator, or investor to acquire an established fuel and truck-oriented service facility with operational upside potential.

**Price: \$12,000,000**

- Sale Includes Business + Real Estate (Going-Concern) | Fully Operational Gas Station with Multiple Income Streams and 2024 Appraisal Available
- Dedicated Truck Diesel Infrastructure with DEF Service | Includes Truck Wash and Leased Truck Repair Income (\$7,500/Month)
- ±5.56 Acre Signalized Corner Location with Strong Traffic Counts | ±13,809 SF Improvements and M-1 Zoning

View the full listing here: <https://www.loopnet.com/Listing/2201-S-Union-Ave-Bakersfield-CA/40080952/>

Price:	\$12,000,000
Property Type:	Retail
Property Subtype:	Truck Stop
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	5.56 AC
Gross Building Area:	4,825 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	2019
Tenancy:	Multi
Zoning Description:	M-1
APN / Parcel ID:	025-030-32-00-3
Walk Score ®:	30 (Somewhat friendly)
Transit Score ®:	30 (Somewhat friendly)

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Aaa Truck	-	
Roadway Transport Corp	-	
Royal Taste of India	-	
Union Village	-	

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## Location



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## Property Photos



01-Illuminate Photography - 2201 S Union Ave



02-Illuminate Photography - 2201 S Union Ave

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## Property Photos



18-Illuminate Photography - 2201 S Union Ave



03-Illuminate Photography - A

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## Property Photos



04-Illuminate Photography - C



05-Illuminate Photography - D

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## Property Photos



06-Illuminate Photography - B



Gas Station

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## Property Photos



Diesel Station



Diesel Station

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## Property Photos



46-Illuminate Photography - 2201 S Union Ave - 39



Diesel Station

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## Property Photos



Truck Repair



Truck Wash

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## Property Photos



Truck Wash

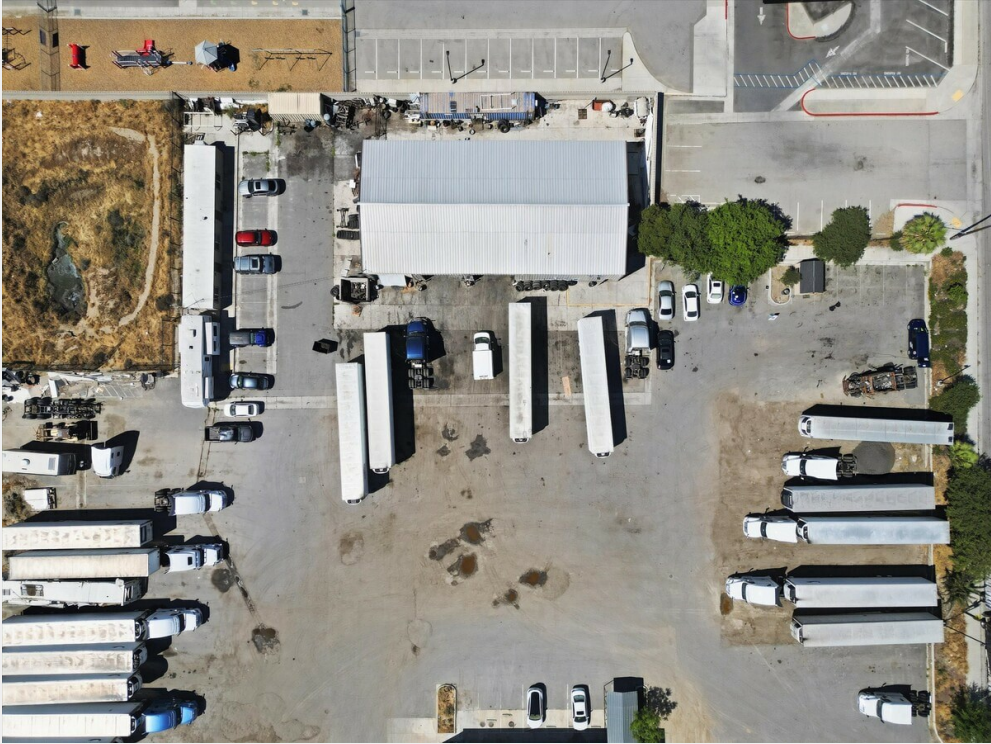


Aerial

# Unbranded Gas Station & C-Store

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## Property Photos



Aerial



C-Store

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C-Store



C-Store

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C-Store



Truck Repair

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Truck Wash

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