

FUEL STATION, C-STORE & RESTAURANT

Turnkey Investment Opportunity

102 Dewey Bartlett Rd, Henryetta, OK 74437

Easy access from I-40 / Exit 237



7,500 SF

C-Store / Fuel
Station/Restaurant



11 Acres

Prime Site



No Fuel Contract

Offered Unbranded

- ✓ New Fuel Lines
- ✓ New Veeder-Root System
- ✓ Strong Cash Flow Potential



C-STORE FRONT ENTRANCE



C-STORE INTERIOR



WIDE SITE VIEW

SALES PROJECTIONS (ANNUAL)



Truck Diesel Sales

6.2M

Gallons / Year



Gasoline Sales

1.3M

Gallons / Year



C-Store Sales

1.3M

/ Year



Restaurant Sales

1.5M

/ Year

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