

Shell Service Station and Convenience Store

13664 Townsend Winona Rd., Flagstaff | Arizona

KellyandCall.com



Offering Memorandum

Price \$ 5,000,000 plus inventory
at seller cost at time of sale

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company commonly known as Shell Gas Station located at 13664 Townsend Winona Rd., Flagstaff, Arizona 86004 (hereinafter the "Company").

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Company. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kelly and Call Commercial. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Kelly and Call Commercial from sources it deems reliable.

Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree you will hold the contents confidential and will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kelly and Call Commercial expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Company and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Company unless and until a written agreement for the purchase and sale of the Company has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Company or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Company including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Company, or information provided herein or in connection with the sale of the Company shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Kelly and Call Commercial or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Company.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Company or constitute an indication that there has been no change in the state of affairs of the Company since the date of this Offering Memorandum.



Shell Gas Station, Flagstaff | AZ

This property has it all. Excellent access to/from Interstate 40 at exit 211, Shell Gas station with convenience store, # 9 liquor license, auto repair garage, single-family residence, operating equipment along with excess land for expansion. The station was completely renovated in 2020 with new tanks, C-store and fuel and POS system. This location has been owned and operated for over 25 years by the same owners who purchased it in 1996. Owners are willing to provide a long history perspective of ownership and to remain for a period after purchase for an easy transition to a buyer.

The gas station consists of four dual-sided multi product fuel dispensers, two of which have diesel. The property also includes a freestanding two-bay auto repair garage building with a freestanding single-family residence, which is currently leased on a month-to-month basis. This property consistently produces over \$2.5 million in revenue annually. The real property and business assets (both tangible and intangible) are all for sale for an asking price of \$5,000,000.

Business Summary



Shell Gas Station | Property Detail



Parcels			Annual taxes
APN# 303-05-002C	2.49 acres	C-store, gas station, and residence	\$5,059.04
APN# 303-05-002B	1.66 acres	Vehicle storage impound yard	\$688.24
APN# 303-05-002A	4.02 acres	Excess land west of the C-store	\$477.72
Total	8.17 acres		\$6,225.23
Buildings on Property			
C-store	built in 1961	3,496 square feet	
Two bay auto garage	built in 1947	1,678 square feet	
Home	built in 1974	1,680 square feet livable 1,024 square feet basement	
Total gross building area		7,878 square feet	

Zoning: CG, Commerical General
Flood Hazard Zone: Zone X
Reason for sale: owners are retiring

Property Detail

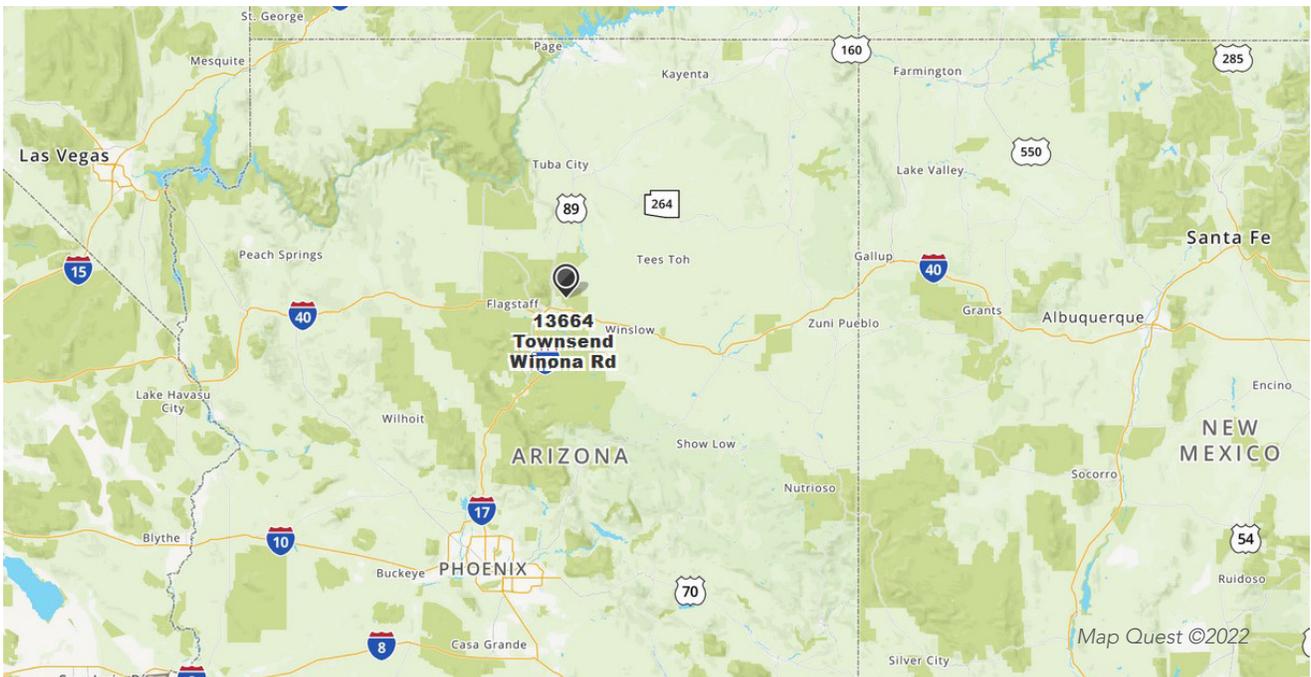
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Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
Winona Ranch Rd.	Walking Cane Ranch Rd.	1,369	2020	0.07 miles
Winona Ranch Rd.	Walking Cane Ranch Rd.	1,149	2022	0.08 miles
I-40 Exit 211 J-Ramp	County Road 394 NE	1,160	2020	0.09 miles
Townsend Winona Rd.	County Road 394 NE	1,194	2022	0.09 miles
Winona Rd.	Winona Ranch Rd. S	1,490	2020	0.11 miles
Walking Cane Ranch Rd.	Winona Ranch Rd. S	1,533	2022	0.11 miles
Walking Cane Ranch Rd.	Walking Cane Rd. SE	370	2022	0.32 miles
Walking Cane Ranch Rd.	Walking Cane Rd. SE	442	2020	0.33 miles
Walking Cane Ranch Rd.	Walking Cane Rd. SE	488	2022	0.34 miles
Walking Cane Ranch Rd.	Walking Cane Rd. SE	582	2020	0.34 miles

Traffic Information



Property location 15 miles east of downtown Flagstaff, Arizona





Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

The community is also a college town with almost 30,000 students attending Northern Arizona University. Coconino Community College is also located in Flagstaff with an enrollment of 3,582 students in 2021.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The city was chosen as one of the fittest places to live in the United States by Men's Journal in 2015 and listed as one of the top 25 Best Towns in America in a 2017 edition of Outside Magazine. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life.

This ever-growing resort type community consisting of local families, vacation rentals, second homes from all walks of life, along with the surrounding Northern Arizona regional market provides a strong customer and tourist needs base for services along I-40.

Market Overview



Contact Us:

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Principal

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DO NOT DISTURB THE BUSINESS:

Currently in operation as a Shell Gas Station, C-Store, auto & truck repair shop. Walkthrough or inspection of the property by appointment only.