



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

1410 Garden Street  
Titusville, Florida 32796

**SERVICE STATION WITH AUTO SHOP**



**FOR SALE**

- + Sale Price: \$595,000
- + Land Size: 25,700 SF
- + Building Size: 2,600 SF
- + Zoning: Service Station

**Highlights**

- Located on State Road 406 with Quick Access to Interstate 95 and Downtown Titusville
- 3-Bay Mechanic Shop Operating On-Site
- Service Station has Fully-Trained Staff & Mechanics, Owner Oversees Operations
- 15,098 AADT on Garden Street
- **\*\* PLEASE DO NOT DISTURB EMPLOYEES \*\***



Service Station Performance Under Current Ownership
Service Station Averages 41,000 Gallons per Month at High Margins
Snack Shop Averages \$2,000 per Month
Mechanic Shop Averages \$21,000 per Month

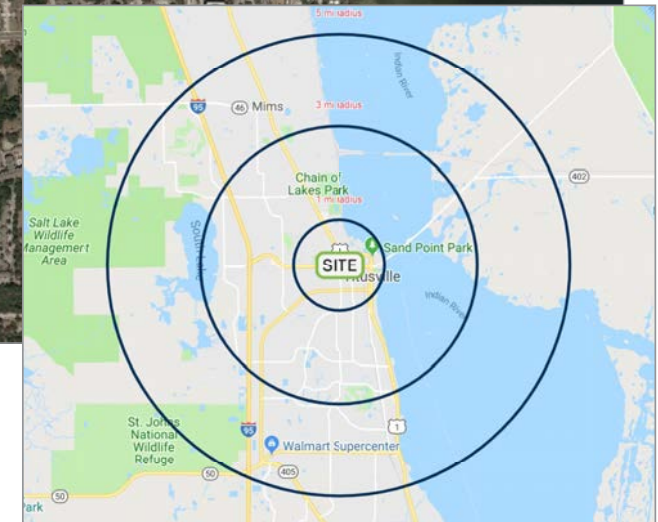
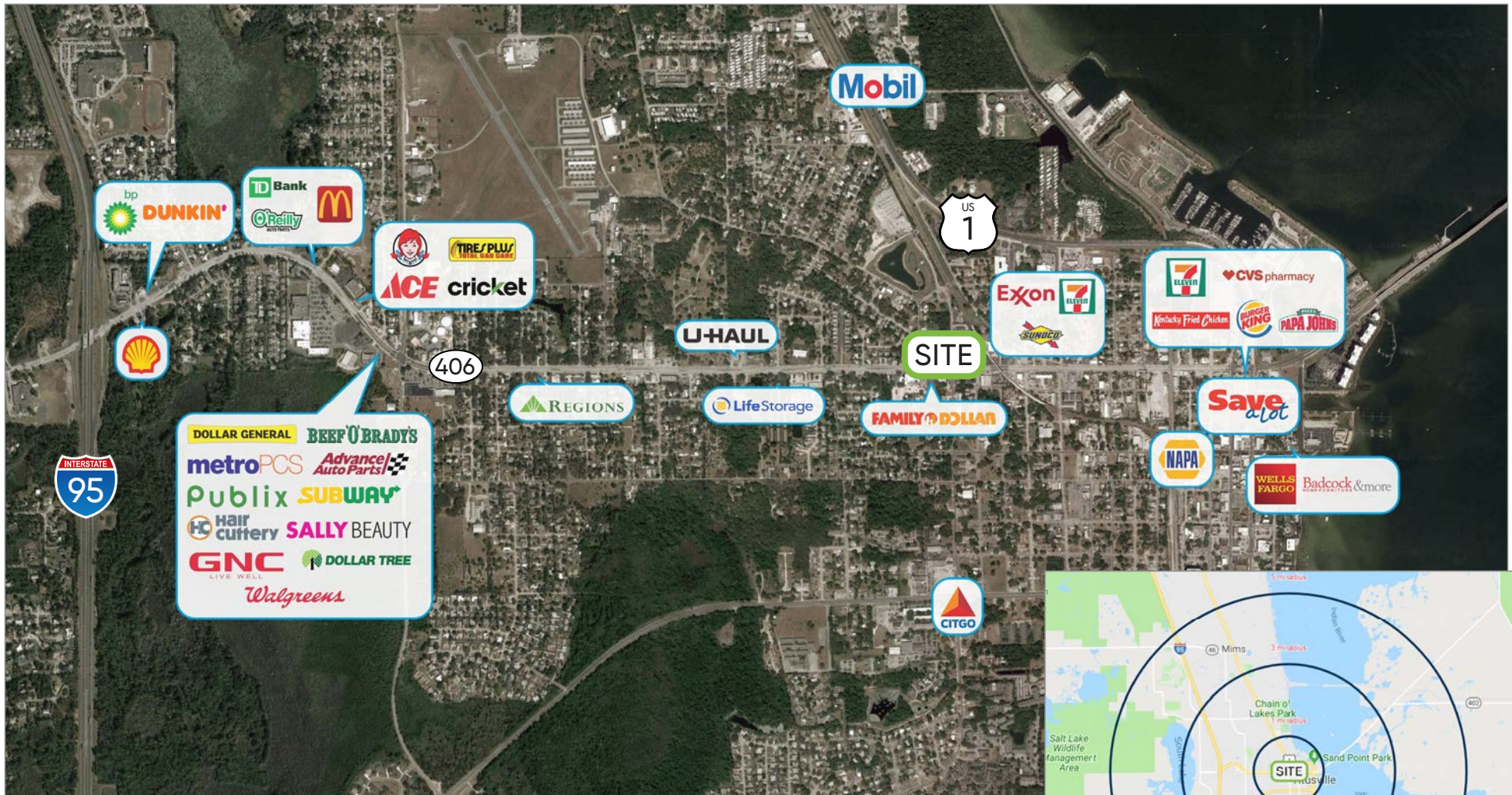
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

# Location Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	7,277	\$43,684	725	8,788
3-Mile	33,921	\$56,170	1,406	14,389
5-Mile	55,491	\$61,910	2,186	20,399

