



# MIDTOWN REALTY INTERNATIONAL, INC.

11550 SW 72 Street; Miami, Florida 33173

(305) 253-5600  
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## CLOSED GAS STATION W/PROPERTY FOR SALE *NO FUEL AGREEMENT*

**LOCATION:** 3034 Johnson St., Hollywood, FL 33021

**PRICE:** \$2,650,000.00 for Building and Property, *All Cash at Closing*  
**As-Is conditionals subject to inspections.**

**Closed Gas Station** presenting a strong redevelopment opportunity. No ***fuel brand at present***, allowing an owner or operator to rebrand, introduce a major or independent fuel flag, or explore alternative uses subject to approvals.

The property is strategically located on a major Street, offering excellent visibility, strong traffic exposure **AADT 32,500**, and convenient ingress and egress. This high-profile location enhances customer accessibility and branding potential. Zoning is C-4. The site is located directly across the street from a thriving retail and service-oriented shopping center.

**The site consists of approx. 22,504 sqft. lot with approx. 150' fronting Johnson St. Building approx. 1,590 sqft**, suitable for a convenience store, retail use, or potential expansion depending on zoning and permitting. **3 x 10,000 UST. 4 Brand New Gilbarco Encore 700S Dispensers (Fueling Pumps) & POS System currently stored in warehouse ready for installation.**

Overall, this asset offers significant upside for an owner-user or investor seeking to reactivate an existing fuel station, rebrand, or redevelop the property in a well-traveled corridor with strong fundamentals.

AlhM 30a

For more information contact "The Gasoline Station Specialist" ®  
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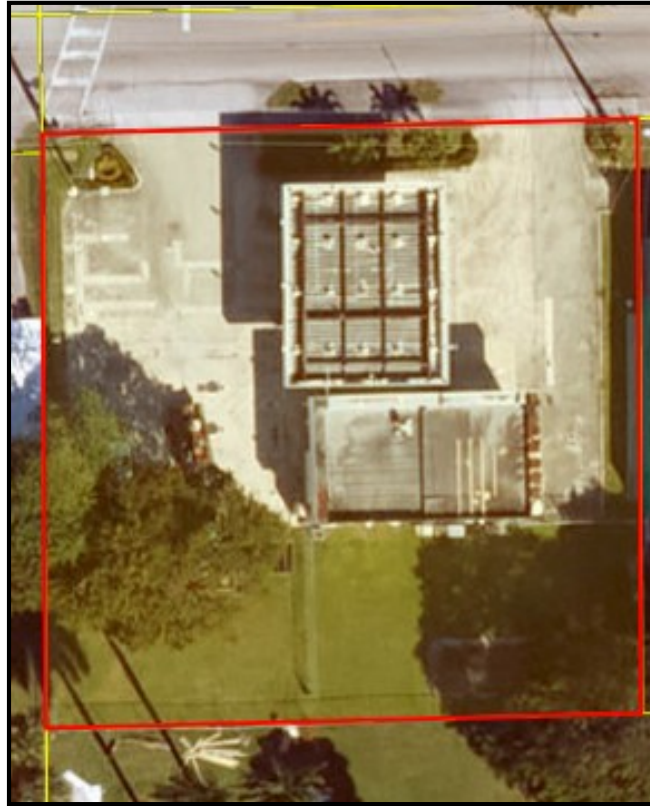
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