

40331 254 Valley St., S.O. \$190,000 Comm.  
T/A Richie's Pyramid Gas Station



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Corner Massel Ter.

Lot: 55x100 Lot 20 Blk 134

Ample parking; comm. zoning. Condition of site:

level & dry. L-33.6 B-29.2 '84 Rate \$7.65 Taxes

\$4804.20. Utilities: city water, 100 amps, 240 VS,

phase 3, storm sewer. Terms of mtge. - All cash.

Total flr. area: 2500 sq.ft. Type constr: masonry.

3 O/H doors. Heating: ST:Oil. Property & business  
for sale as package. Established business w/lrg.

local & municipal accounts. Approx. gross sales -

repairs \$90,000+, gas \$40,000+. Incl: 2 lifts - one

goes w/computer alignment machine, motor analyzer,

tire machine, oil drain table, grease pump, battery

charger, drill press, air compressor, elec. welder,

desk, coke machine, benches & cabinets. 6 bays with

skylights, entrance waiting room, office, stge. rm,

2 lavs. 3 gas tanks (5000, 5000, 2000) w/1 single

& 2 double pumps. Island lights & heads. Oil

tank & waste oil tank. Gas in ground not incl. GAS

BRAND CAN BE REPLACED. Present uses: Gas sta. & repair.

LR:C&L 763-0033 60018004/120031004 (CB 5 - \$45)

Owner: Richard P. Sieg, Bus. Prem., c/o L.B.

ALL APPTS. & NEG. THRU L.B.

T/A Richie's Pyramid Gas Station  
Comm. 254 Valley St., S.O. Gas Station \$190,000.

11/8/84 CONTRACT  
SOLD 11/84 175, 000

Subject to errors & omissions.