

## Unbranded Gas Station with 2 Repair Bays, Snack Shop, U-Haul Truck Rental Depot, and the Real Estate #GR 8235



**Description:** Established in 1965, this unbranded self service gas station is ideally located on main street of a popular south coast town, and includes two self serve pumps with an overhead canopy, two repair bays, a snack shop, U-Haul truck rental depot, a 2<sup>nd</sup> floor apartment / office, and the real estate. Gas volume has ranged from 250K-700K over the past years with a minimum pool margin of 13 cents per gallon. Gasoline storage includes two 6,000 gallon double wall steel tanks installed in 1987 and one 6,000 gallon double wall fiberglass tank installed in 1995. The garage is equipped with two lifts, a waste oil tank, battery charger, engine jack, tire balancer and changer, air compressor, air grease system, bench grinder, and more.

**Asking Price:** \$525,000 which includes all furniture, fixtures and equipment, and the real estate. The gasoline, cigarette, and snack inventories are not included in the asking price and will be paid for separately at closing.

**Gross Sales:** Sales are approximately \$900,000, which includes gas, snack shop, cigarettes and repairs.

**Recent Upgrades:** The building and canopy were painted, a new roof was installed on part of the building, a bathroom was installed on the 1<sup>st</sup> floor, and the driveway and parking lot were resurfaced. Upgrades completed approximately 3 years ago include the installation of two Wayne MPD pumps, a security surveillance system, a rubber membrane roof over the 2-bay garage, and a new oil furnace.

**Additional Information:** One full time (owner) and two part time clerks and a part time mechanic. Owner will train the buyer on running the business. The owner is retiring. Daily car count in 2001 was 6,500. The site does have some contamination from a 1986 spill that is well documented to be the responsibility of a past owner. The lot size is 12,110 SF and the building is 1,911 SF. The tax assessed value of the real estate in 2006 was \$433,300. RE tax in 2006 is \$2,934. No owner financing is being offered.

**Growth/Expansion:** This business can grow by promoting the repair business, adding used car sales, adding lottery, and promoting the recent addition of the U-Haul truck rental depot.

**Call Mike Maak, Business Intermediary, at 508.763.0209 for more information.**

Our clients require prospective buyer's to sign a confidentiality and registration agreement before we can disclose additional information. A Confidential Memorandum disclosing detailed financial and business information will be provided to registered and qualified prospects. The subject company has provided all of the business information in this document to NEBX, and while believed to be correct, has not been verified. Accordingly, NEBX makes no representations or warranties as to the accuracy of this information. Unless specified otherwise, NEBX is an agent for the seller and not the buyer. No cooperative fees are paid to intermediaries.