

Independent Full Service Gas Station with Garage and Snack Shop. No-Interest Owner Financing. Long Term Lease - Busy Location. GR8245



Price: \$ 250,000 with \$100,000 No Interest Owner Financing or \$200,000 cash.

Monthly rent – \$6,000 NNN with long term lease.

Includes: Furniture, Fixtures and Equipment, estimated value over \$100,000

Not included in the price: Gas and store inventory.

Summary Description: This independent full service gas station includes two new Gilbarco MPD's on a full-service island with a new overhead canopy, one repair bay, and a snack shop. The station is pumping 100,000 - 120,000 gallons monthly at a pool margin of 15 - 20 cents per gallon. This station offers 5 grades of gas – economy, regular, special, super and premium. The garage generates approximately \$10K gross per month. The snack shop generates approximately \$6,000 gross per month (cigarettes, snacks, oil, etc.). There is no gas supply contract or any outstanding commitments. Two dual wall fiberglass tanks were installed in 1993. A clean 21E environmental report is pending cleanup of a small heating oil tank leak. The station holds a current Certificate of Compliance registered through 2009. Hours are Monday – Saturday 6am – 10pm and Sunday 8am – 8pm. The garage hours are Monday-Friday 8am-5pm. Employs 1 full-time mechanic, 2 full-time gas attendants, and 3 part time attendants.

Financials: Monthly gross revenue ranges from \$31,000 - \$43,000. Monthly expenses, including rent or debt service, is approximately \$16,000. Net cash flow to a non-working owner is a minimum of \$10,000 per month.

Furniture, Fixtures and Equipment: Includes a hydraulic lift (purchased 1 year ago), two new Gilbarco MPD's, new canopy, a Point of Sale System that handles gas, repair and store sales, pay per use air machine, and a new HVAC system.

Real Estate / Property: The real estate is .13 acres with excellent curb cuts and street frontage. The building was constructed in 1950 and is 732 SF; consisting of 1 bay, snack shop, office area and storage area. The site is serviced with electricity and town sewer and water. Heat is gas forced hot air.

Additional Information: Seller will facilitate a one week transition. If purchased for \$250,000, owner will finance \$100,000 of the price with a no interest loan for 5 years. The seller owns and operates two other gas stations and does not have the time to properly manage this business.

Opportunities: Convert the bay to a full convenience store. Add lottery. Promote the repair business.

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

The Seller has provided this business information. The broker does not certify or warranty this information.