

Branded Full Service Gas Station - North of Providence, RI #GS8216**Great Location - High Volume Gas, 3 Bays - 2 Repair, 1 State Inspection**

Price: \$ 350,000

Included in the price:

Furniture, Fixtures and Equipment: \$75,000.

Not included in the price:

Gas, parts, snack and cigarette inventory.

Sales: \$3.3 Million. In 2004, the station pumped over 1.4 million gallons at 16 cents per gallon profit. In 2003, the station pumped 1.3 million gallons. Repairs average \$30,000 – \$35,000 per month and are very steady. The location inspects 200 - 250 cars monthly. Cigarette sales average 50 packs per day. Miscellaneous oil, windshield fluid, etc. sales vary. Annual cash flow is well over \$100,000.

Summary Description: This major brand full service gas station is located on a major numbered route at an intersection with a car count that exceeds 86,000 vehicles per day. The station offers full and self-service and includes 4 pumps, 8 dispensers on two islands with a full canopy. One of the islands has an attendant's kiosk that sells cigarettes, oil, windshield fluids, etc. The station has two repair bays equipped with hydraulic lifts and a third bay for the state inspection machine. There are approximately 30 parking spaces. The station is open 6 – 12 daily. Gasoline storage includes two 15,000 gallon tanks. The 1,800 SF building is located on .58 acres and is in excellent condition inside and out and. Rest rooms are accessed from outside the station.

Furniture, Fixtures and Equipment: Includes tire changer, tire balancer, state inspection machine owned by the Seller, a bulk oil system, and parts cleaning system. Also includes inventory cabinets, desks, file cabinets, miscellaneous tools, Veeder-Root TLS-350 tank monitoring system, alarm system and Wayne POS system.

Lease Information: Buyer will sign a 3-year lease with the Company at \$6,850 per month.

Additional Information: Seller has operated this station for over 5 years and will facilitate a 1-week transition of the business. Buyer provides financing. The car count is over 80,000 vehicles per day.

Employees: 4 employees, including 2 mechanics and 2 gas attendants.

Buyer Qualifications: Purchase subject to Company approval, training and certification. Due to the high volume of this station, previous experience running a gas station is important. Buyer must disclose the financial resources necessary to purchase the business and support the operations for 3 - 6 months. Financials will be provided upon acceptance of an offer to purchase.

Call Mike Maak, business broker, at 508.763.0209 for more information.

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