



Petro Realty

Listing #211: Unbranded Full Service Gas Station for Lease with Repair Business, Inspections on One Acre of Land On the North Shore - Long-term Lease

**Asking price: \$299,000 with the inspection machine and bay equipment.
\$200,000 without inspection machine and bay equipment.
Rent is \$5500.00 per month including RE taxes.**

Not included in the Sale or Lease:

Gas and parts inventory to be counted and sold at cost. Tools not included.

Description: This unbranded full service gas station is located on the North Shore on a busy numbered route – traffic count of over 20,000 cars per day. The station pumps 863,000 gallons per year of gasoline and diesel at an average profit margin of 14 CPG. Currently the fuel offering is cash only, so the site could pump more by accepting credit cards.

The inspection machine does 3,300 stickers per year. The repair revenues are about \$25,000 per month, with gross profit from the bays of about \$12,500 per month.

The site has a 1,760 square foot one story service station with two repair bays and one inspection bay. There is one gas island with two Wayne blending dispensers with an overhead canopy. Three double-walled fiberglass tanks were installed in 1998 and give the site 24,000 gallons of storage.

The station is situated on one acre of land, with about 30,000 square feet usable. This is an excellent repair/fuel facility but could also be rebuilt into a tremendous convenience store with fuel.

Hours of operation fuel: M-S 6a-7p, Sunday 8a-6p. Service bays: M-F 8a-5p, Saturday 8a-12p.

Gasoline Volume: 863,000 gallons in 2006 at a margin of 14 cpg.

Sales information: 3,300 inspections per year, \$25,000 per month in service bay revenue.

Estimated yearly cash flow: \$162,939 per year. Financials will be made available when a serious offer is submitted.

Lease information: Four more years at \$5500.00 per month; two five year tenant options with an increase of \$500 per month for each option (\$6000.00/month for the first option, \$6500.00 per month for the second option). Landlord pays the property taxes. Landlord is also offering to sell the property for \$1 million.

Equipment: One 10,000 gallon DWFG NL tank, one 8,000 gallon DWFG Super tank, one 6,000 gallon DWFG Diesel tank, all installed in 1998. Inspection machine, Hunter alignment rack and two other lifts, tire machine and balancer, transmission jack.

Gasoline contract: There is no fuel contract in place. Buyer may purchase fuel from whomever he wants.

Call Aaron Cutler, business broker, at 866.735.5427 for more information.

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