



Petro Realty

Listing #219: Unbranded Full Service Gas Station With Repair Bays for Sale on the South Shore At the Intersection of Two Busy Numbered Routes

Asking price: \$795,000 for the property and business.

Included in the Property Sale:

Property, business and furniture, fixtures and equipment.

Not included in the Sale:

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 South Shore at the intersection of two busy numbered routes (traffic count of over 20,000 cars per day), near Route 3. Fuel volume in 2006 was 630,468 gallons. The facility has a 1,280 square foot building with two repair bays. There are two dispenser islands with two Wayne blending dispensers and an overhead canopy.

There is currently a tenant leasing the property and he will continue to lease it or vacate the property at the buyer's discretion. The tenant is paying \$3000 per month NNN in base rent with gasoline volume adjustments up to \$4000 per month.

Three single-walled fiberglass tanks were installed in 1985 and give the site 18,000 gallons of storage.

Lot size is 10,890 square feet. Building is 1,280 square feet.

Gasoline Volume: 630,468 gallons in 2006.

Equipment: Three single-walled fiberglass tanks (8,000 NL, 6,000 NL, 4,000 Super), two Wayne blending dispensers, canopy, lifts, Veeder-Root TLS 350 tank monitor and a Wayne Decade console.

Gasoline contract: None required.

Environmental: Site has a clean 21E history and is part of the 21J fund, with a Certificate of Compliance at 100% reimbursement level valid until 2009.

Appraisal: Site was appraised in 2005 for \$740,000.

RE Taxes: \$4,400 FYE 2007.

Utilities: New septic in 2004. New heating system 2005. Municipal water to the property.

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.