



Petro Realty

Listing #228: Full Service Gas Station, Three Repair Bays with Inspection Machine on One Acre of Property for Lease

Opportunity to Operate As-Is or Develop an Excellent Parcel of Land

Asking Price: \$12,500 per month NET NET NET.

Included in the Asking Price:

Business, furniture and fixtures.

Not included in the Asking Price:

Gas and parts inventory will be measured/counted, valued at cost, and paid for by the buyer at closing.

Description: This unbranded full service gas station is located in a town off of Rt. 495 in Northern Massachusetts. It is located in a very desirable, densely populated medium to high traffic location with excellent retail backup. The station pumps about 700,000 gallons per year with an average profit margin of **25 cents per gallon** – the site could pump significantly more with competitive pricing. The site has 3 fully equipped repair bays that are currently leased for \$4,000 per month. The tenant in the bays is at-will with a ninety day notice period. The inspection machine will be included in the lease. The station has two islands with four dispensers and an overhead canopy. Four 10,000-gallon single walled fiberglass storage tanks were installed in 1988. A 3,300 SF building is located on 43,653 SF of land. An enterprising operator could renovate this property using the current footprint or could raze and rebuild the site to accommodate a convenience store and other profit centers.

Site could also be converted into a bank, restaurant or other retail use.

Highlights:

- **Gas volume:** 700,000 gallons per year with high margins. Potential for increased volume with more aggressive pricing, self-service and a convenience store.
- **Tenants:** Service bays are rented at \$4,000 per month. Tenants are at-will with a ninety day notice required.
- **Property dimensions:** 43,653 square feet.
- **Building dimensions:** Approximately 3,300 square feet with another 1,000 square feet of office space upstairs.
- **Gasoline Storage:** 40,000 gallons in single walled fiberglass tanks installed in 1988.
- **Growth Potential:** Plenty of room to renovate and put in a large convenience store with co-branding possibilities, or it could be converted to a bank, restaurant, or office building
- **Zoning and Utilities:** Site is zoned B-2 and B-3 (two parcels). Town water and sewer.
- **RE Taxes:** \$5,635 (Estimated FYE 2007).

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.