

## **Michael J. FOX Consulting Services**

*Specializing in Service Station Construction/Conversions of Bays to C-stores,  
Supply Contracts, Pre-Purchase Value Assessments,  
Franchise Valuations & Sales of Existing Stations*  
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### **Listing Information**

**Brand of Gasoline – Unbranded – 4-bays with 2 MPD's & Canopy – This location includes the property in highly desirable Fairfield County on a busy street with a corner location. Has possible Drive Thru if wanted to turn into a C-Store! Currently this is a 4-bay Repair Shop with No Supply Contract and selling Unbranded Gasoline.**

**The building is a total of 2,194 Sq. Ft. with 3-bays facing the front and 1-bay in the rear with a separate garage door. See picture below. The entire property is 10,388 Sq. Ft. and is located in the CN Neighbor Business District requiring a minimum of 5,000 Sq. Ft. of property.**

**This would be a great conversion to a Convenience Store and then add a Franchise such as Dunkin Donuts, Subway or Jimmy Johns. The property is currently rented at \$6,000 per month but the tenant is on month to month and wishes to remain, but will vacate immediately if necessary or stay while permits are obtained to put in a C-Store.**

**The rear of the property might be large enough to allow for a Drive Thru which would allow a lot of stacking of cars without interfering with the gasoline pumps. Currently the station has (1) island with a Canopy. See picture below. Very easy access to I95 and the Merritt Parkway and a higher middle income area of Fairfield County, with shopping centers and business parks in the direct radius of the station. Traffic count is 25,000 cars a day.**

**3 – 6000 gallon steel tanks installed June of 1988 with a 30-year life span. A complete Phase I of the location has been done with no major issues at the location.**

### **The Asking Price is \$1,575,000**

**I have the comps for all sales in a 3-miles area and the average comp is \$1,866,666 so this location is priced to sell in this current market. Complete listing of comp sales is available.**



**For a confidential interview and visit to the location**  
**Please call or Email**

**Telephone 203-253-4901 Michael J. Fox or Email - mike@gasda.org**