

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

29 Thornhill Road
Riverside, CT. 06878

203-253-4901 Telephone 203-323-6935 Fax E-Mail-mike@gasda.org

Listing Information

Brand of Gasoline –Gulf Brand- This is a prime location located on the Post Road in Fairfield County. Current use is a very busy 2- Bay Repair Shop/Towing Operation that will be relocated. Being sold as PMPA lease Gas Store only – not repair or towing business!

This is a prime conversion to a C-Store and easily done – Tanks and Pumps are New, New Concrete Driveway. Lease also contains a very lucrative Gasoline Rebate Program of \$.05 for 100% of volume last year same month all the way up to \$.10 for 115% of volume same month last year. With the currently sales low (40 to 45,000 a month) due to repair/towing operation, this makes for a pure money maker for conversion to C-Store with no cap on program.

Current location has two islands with Diesel. Has access from Post Road and Side Street for easy in out and high volume gasoline store sales. Being sold as lease Gas Store only – not repair or towing business!

For those that get it – this is a home run **Listed at \$235,000 + plus gas inventory only!**



For a confidential interview and visit to the location

Please call or E-Mail -

Telephone 203-253-4901 Michael J. Fox

Or

E-Mail mike@gasda.org