

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 – Gulf Station -

Very Busy location located off ramp of a major highway and on the corner of a very busy ShopRite Shopping Center, Dunkin Donuts across the street, Manchester Community College Campus located less than 1 mile down the road. Brand New 158,000 Sq. Ft. Wal-Mart Store being built across the street and New McDonalds & Popeye's already open will drive even more traffic by this location. Easy to run Convenience Store, 10-year below Market lease available Owner gasoline margin for 2014 was \$.23 cents per gallon and current gasoline & Store/Lottery Sales remain strong. This has very strong financial statements to back up profits. This is the one you want to buy!

ASKING PRICE – Recent Reduction to \$365,000 + inventory with 10-Years at \$8,500nnn



Notes- This is the one - Highly Profitable Gasoline with C-Store! Total Gross Sales for 2014 were \$4.5 million with absentee owner netting over \$130K. A Below Market Rent of \$8500.00 nnn. Tanks need to be replaced in July 2017, Owner will kick in \$150,000 towards tanks, pumps/card readers are updated. Station is located on a corner with a large lot and large grocery store behind it generating daily traffic by the location.

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