



Two miles from Interstate 395
Gasoline volume 35,000 per month
Inside sales \$45,000 per month
Up to \$6,500 per month in rental income
Tanks installed in 1995
1200+/- sf convenience store
1.5 acre lot
Annual taxes are \$13,863
Owner financing possible - Unbranded self service gas station and convenience store without supply contract, 8 fueling points. Garage space leased until 2016. Additional space could be leased to a takeout restaurant. The three bedroom apartment is not rented at this time.

Asking \$1,150,000

Michael J. FOX Consulting Services

**29 Thornhill Road
Riverside, CT. 06878**

Specializing in Service Station Construction

Conversions of Bays to C-stores,

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