

## 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

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

### Listing Information

Brand of Gasoline – Sunoco C-Store - With Sunoco Supply Agreement

High Traffic C-Store with Car Wash which is fully rented month to month can take over Car Wash – This location sits on .66 Acres and is a very busy location located off ramp of Merritt Parkway. Double Wall Fiberglass Tanks Installed 2013!

Run by absentee owner as this site can do much better with an experienced operator!

ASKING PRICE – Including the property is

**\$1,600,000 + Store - Gas Inventory!**

Buy the Business Only and Lease the site with a 15-year Lease

Starting at \$6500.00 NNN for first 5-years!

**Asking -\$149,500.00 + Store - Gas inventory!**



**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**