# 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** – CITGO Station with Property and tenant in place. This location can be purchased with the tenant in place with a lease until July 1, 2023. **The asking price is with the tenant in place to remove the tenant will require a higher price to remove the tenant and supply agreement. All offers will be considered!**

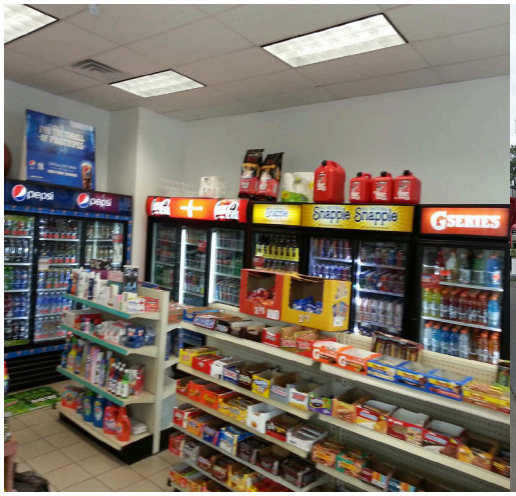
The location is in highly desirable Fairfield County Connecticut on a very busy main road leading the main highway north and south bound. Current tenant is pumping approximately 100,000 gallons per month and Convenience Store is New within the last 18-months.

Tenant is currently paying $8,000 per month NNN until June 30th 2018 at which time the rent increases to $9,000 a month NNN.

2 - 10,000 STI-P3 Steel Tanks with 30-year warranty were installed in 1994 and all new piping at the same time. All testing records are available for review once an agreement is in place and all testing is OK and current. Next testing date is not until December 2014. Potential buyers will be required to sign a confidentiality agreement prior to seeing the site or receiving more information.

Parking for over 15 cars without blocking pumps and parking in rear of station. Access to station on both sides of the site provides excellent egress to the gasoline pumps for both Diesel and Gasoline sales. The Convenience Store is New and modern containing most Convenience Store items.

**ASKING PRICE –$1,575,000 with current lease and tenant remaining.**



**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***