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 – Unbranded – 4-bays with 2 MPD's & Canopy – This location includes the property in highly desirable Fairfield County on a busy street with a corner location. Has possible Drive Thru if wanted to turn into a C-Store! Currently this is a 4-bay Repair Shop with No Supply Contract and selling Unbranded Gasoline.

The building is a total of 2,194 Sq. Ft. with 3-bays facing the front and 1-bay in the rear with a separate garage door. See picture below. The entire property is 10,388 Sq. Ft. and is located in the CN Neighbor Business District requiring a minimum of 5,000 Sq. Ft. of property.

This would be a great conversion to a Convenience Store and then add a Franchise such as Dunkin Donuts, Subway or Jimmy Johns. The property is currently rented at $6,000 per month but the tenant is on month to month and wishes to remain, but will vacate immediately if necessary or stay while permits are obtained to put in a C-Store.

The rear of the property might be large enough to allow for a Drive Thru which would allow a lot of stacking of cars without interfering with the gasoline pumps. Currently the station has (1) island with a Canopy. See picture below. Very easy access to I95 and the Merritt Parkway and a higher middle income area of Fairfield County, with shopping centers and business parks in the direct radius of the station. Traffic count is 25,000 cars a day.

3 – 6000 gallon steel tanks installed June of 1988 with a 30-year life span. A complete Phase I of the location has been done with no major issues at the location.

The Asking Price is $1,575,000

I have the comps for all sales in a 3-miles area and the average comp is $1,866,666 so this location is priced to sell in this current market. Complete listing of comp sales is available.

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

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