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

Telephone 203-253-4901 Cell 203-323-6935 Fax Email - mike@gasda.org

Listing Information

Brand of Gasoline – **Gulf** – 3-Bays with large repair business – Large property with plenty of parking! 3-MPD Pumps for 6 fueling positions allowing for growth and large volume of gasoline sales. Small C-Store with Lottery, Cigs etc. 2021 **Total Income from all Sales approximately $3,550,000.00 2022 Total Income from Sales $3,950,000.000 – Average Net Income for the 2-years is $150,00.000.**

Large lot with plenty of parking! Only approved AAA repair facility in town and has been in business locally for 53-years under current ownership for 18-years. This repair shop specializes in Audi, BMW, Mercedes, and Mini repairs which shows the affluence of the local community you are serving. Fully staffed and help will stay in place. Over $100,000 in shop computers and equipment, back-room computer system, C-Store Coolers and fixtures are included in the purchase price. **See complete list attached!**

This is a PMPA Lease, and the Supplier – PMG has just signed a new long-term underlying lease. The owner wants to retire! A new PMPA lease just signed which runs to 2026 and is **below the average market rent for rent which is $17.00 Sq FT NNN and this Lease is not Net-Net-Net as major repairs and tanks are covered by the Supplier! This is the Best Deal in Connecticut**

DEAL FELL THRU LAST MINUTE – LOSS OF DEPOSIT IS YOUR GAIN REDUCTION - ~~$325,000~~ NEW PRICE -$225,000.00

Including Equipment Below – Store Inventory and Gasoline sold at cost prior to closing!

For more information – Michael Fox – Cell phone 203-253-4901 – Email – mike@gasda.org

HCG EQUIPMENT:

Store:

- All fixtures, including cigarette rack
- Cooler

Shop:

- Lifts (3)
- A/C Machine (2)
- Coolant Flush Machine
- Transmission Flush Machine
- Power Steering Flush Machine
- Tire Machine (Coats < 5 years old)
- Tire Balancer (Coats < 2 years old)
- TPMS Programmer
- Launch Diagnostic Computer
- Shop computer
- All wall fixtures and workbenches
- Strut Compressor
- Battery Charger
- Torch
- Bulk Oil Tank

NOTE - air compressor is supplied by PMG

Office:

- HP Computer
- HP Printer
- CC Camera System
- Phone System
- Desk
- All fixtures
- Refrigerator/microwave