



BUSINESS BROKERAGE &
COMMERCIAL REAL ESTATE

Business Opportunity Experts

BUSINESS FOR SALE

GAS STATION, C-STORE, LOTTERY, FAST FOOD SPACE.



Busy location, Branded gas station and convenience store with lottery on Main Street in town near route 495, 20 Area. This self service station has 8 nozzles with canopy and beautiful convenience store with fast food space(former DD) inside of store for adding a fast food business .

Station sales average 68000 gallons of per month and very active
convenience store average sales \$38000 a month
plus lottery, ATM and air pump.

The station run absentee hand on operator can bring the net higher.
Excellent for owner operator or investment.

Space, C—Store: 2400 s. f.

Rent: \$8,508

Lease: 4 years plus 5 year option

Gross Income: \$540,000

Net: \$100,000

ASKING PRICE: \$239,000 plus inventory

For more information about this opportunity please call:

**Listing Broker: FARA KHEDMATY
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