



BUSINESS BROKERAGE &
COMMERCIAL REAL ESTATE

Business Opportunity Experts

***Gas Station, Auto Sales & Repair, Mass Stickers,
C/Store, Pizzeria, Rental Income with Real Estate***

Great turnkey investment package with multi businesses and rental income with Real Estate. Good volume and margins. All new build out. Perfect for owner/operator.

BUSINESS OPPORTUNITIES:

Gas station: 2 full and 8 self service gas pumps w/ average monthly sales of 75,000 gals (Sunoco, only one year contract).

Auto repair & MA safety stickers: 2 bay garage with 1 lift. 475 monthly average stickers. Mechanics in place.

Auto sales: Licensed for 6 cars

Convenience Store: Lottery and general merchandise.

Pizzeria: All new equipment and build out (fully staffed).

Donuts Franchise: With drive thru (3 year leased space).

REAL ESTATE: Two free standing brick buildings (total 3,950 s.f) on .73 acres of land located on corner lot on State numbered route in Middlesex County with total frontage of 332 ft. on two roads with 14 parking spaces.

Businesses and Real Estate Price: \$3,450,000

All interested parties must execute a non-disclosure agreement and Proof of funds required. Must meet Sunoco's financial & credit requirements.

For more information about this opportunity please call:

Listing Broker: FARA KHEDMATY

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