

Listing ID# : SALTUT0011176

Convenience Store / Gas Station

n/a, Utah

Financial Information

Asking Price:	\$ 2,500,000
Annual Receipts:	\$ 4,503,274
Cash Flow:	\$ n/a
Downpayment:	\$ TBD
FF&E:	\$ 275,000
Inventory:	\$ 0

General Information

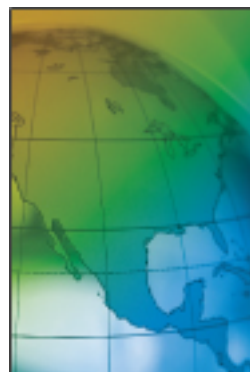
Reason for Sale:	Semi-Retirement
Year Established:	1999
Years Owned by Seller:	11
Employees:	FT:2, PT:5

Business Summary

This station is located on a corner lot down the street from a hospital & other medical centers in the area. Inside the store is Gandolfo's sandwich shop. The store has four pumps with eight nozzles for fuel, there is also an automatic car wash included at this location for customers to use. According to the 2009 UDOT Annual Average Daily Traffic maps estimates 16,000 cars daily pass along 500 w. near this convenience store.

Building & Property

Building:	3,397 sq ft
Monthly Rent:	\$ 0
Real Estate Available:	Yes
Real Estate Price:	\$ 2,175,000 (included)

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