

Listing ID# : SALTUT0011178

Convenience Store / Gas Station

n/a, Utah

Financial Information

Asking Price:	\$ 2,500,000
Annual Receipts:	\$ 3,321,707
Cash Flow:	\$ n/a
Downpayment:	\$ TBD
FF&E:	\$ 275,000
Inventory:	\$ 0

General Information

Reason for Sale:	Semi-Retirement
Year Established:	2004
Years Owned by Seller:	7
Employees:	FT:2, PT:5

Business Summary

This station is located on a busy intersection. Inside the convenience store is a sandwich shop. Due to traffic from a nearby canyon this location appeals to many travelers passing through. The store has four pumps with a total of eight nozzles for fuel, there is also an automatic car wash included at this location for the customers to use. According to the 2009 UDOT Annual Average Daily Traffic maps over 22,000 cars daily pass along the street in front of this convenience store.

Building & Property

Building:	3,402 sq ft
Monthly Rent:	\$ 0
Real Estate Available:	Yes
Real Estate Price:	\$ 2,175,000 (included)

Contact Information**Mike Mojica**

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