

Listing ID# : SALTUT0011179

Convenience Store / Gas Station

n/a, Utah

Financial Information

Asking Price:	\$ 2,500,000
Annual Receipts:	\$ 4,282,780
Cash Flow:	\$ n/a
Downpayment:	\$ TBD
FF&E:	\$ 145,000
Inventory:	\$ 0

General Information

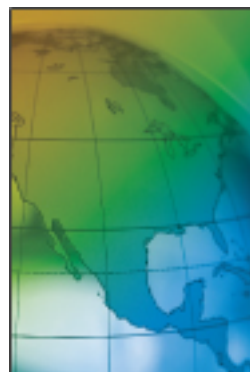
Reason for Sale:	Semi-Retirement
Year Established:	2000
Years Owned by Seller:	8
Employees:	FT:2, PT:5

Business Summary

This station is located just off of I-15. It allows travelers easy access to the gas station when needed. The store has three nationally franchised motels located within walking distance to accommodate the motel guests. At this location there are five pumps that have a total of ten nozzles for fuel. According to the 2009 UDOT Annual Average Daily Traffic maps 14,557 cars daily pass near this convenience store.

Building & Property

Building:	2,877 sq ft
Monthly Rent:	\$ 0
Real Estate Available:	Yes
Real Estate Price:	\$ 2,305,000 (included)

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