

FILE # 4018_03 A

Gas station with convenience store.

This enterprise founded in 1987 and is located in northern New Brunswick where there are a lot of cars & trucks traffic. Very popular with local residents and passers-by, it has been offering its services in the field for more than 30 years now. It has succeeded, in developing a personal relationship with its clientele.

This company, which operated throughout the year, is open from Monday to Saturday from 7am to 10pm and Sunday from 10am to 10pm. It mainly offers gasoline service to its customers with self-service and has a convenience store offering the most demanding products. A large variety of decorations of all kind is on the shelf too. A one-door garage attached building and use for storage. Future owners will be able, if they wish to use this space to expand the convenience store or to offer other services to customers (ex: mechanical services). The clientele of this gas station, as it welcomes workers, car & trucks drivers, residents of the area passers-by, snowmobile and ATV drivers varies, etc.

If you have any questions, do not hesitate to contact *CANADEST Business Brokers Inc.*

ASKING PRICE

\$ 660,000

INCLUDED IN THE ASKING PRICE:

- ✓ FURNITURES
- ✓ SUPPLIES
- ✓ EQUIPMENT
- ✓ INVENTORY

BUILDING SIZE	2,600 sq. ft
NCOME/YEAR	\$ 2,637,409
THLY PAYROLL	\$ 5,466
SITE AREA	85,542 sq. ft
CASH FLOW	\$ 85,542
INVENTORY	\$ 90,000
YEAR ACQUIRES	2000
YEAR ESTABLISHED	1987
FULL-TIME EMPLOYEES	2
PART-TIME EMPLOYEES	2



REASON FOR SALE

RETIREMENT