

FILE # 4018_71 A

Gas station / Convenience store / Takeout / Income apartments

This New Brunswick family business was founded in 1996 and has operating successfully ever since. It is in northern New Brunswick, in the heart of the Chaleur Region. The company is in the city's heart, on a main thoroughfare, providing high visibility.

It is a business that generates income through its various activities, namely the gas station, the convenience store, the take-out restaurant, the income apartments, and the taxi stand.

The convenience store is designed to maximize space and make necessary items easily accessible for customers. There are four main departments, namely fresh produce, groceries, beverages, and non-food products with high turnover (cleaning, hardware, toiletries, etc.). Besides these departments, customers can also find pet products and some over-the-counter drugs. The store is also licensed to sell tobacco and is affiliated with Atlantic Lottery. To best serve its customers, an ATM (automated teller machine) is located at the entrance to the convenience store.

The service station is equipped with eight gas pumps. The service station is of course equipped with an automatic fuel-quantity indicating system. This system optimizes fuel stock management.

As for the takeout restaurant, it's an Asian takeout restaurant known and appreciated by the community. In addition to dishes, it offers some trendy and highly appreciated desserts, such as bubble tea and mochi. The restaurant is also referenced on a popular catering platform with many followers.

The company offers two two-bedroom apartments for rent, along with a taxi stand.

One of the company's great strengths is that all the services offered to customers are located in a single building, with a single address. The building is also well-maintained. The entire outdoor area is paved. The building also has a parking lot for up to 20 cars.

Over the years, the company has built up a loyal customer base. And thanks to its strategic location, it can also count on passenger customers.

The future buyer can consider many development opportunities. He could develop delivery formulas by combining the convenience store's products with those of the restaurant or introduce a drive-through catering service for the station's customers.

Do not hesitate to contact us for additional information:

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ASKING PRICE

\$1,675,000

ACTIFS INCLUS DANS LA VENTE:

- | | | | |
|------------|-------------|--------------|------------|
| ✓ LAND | ✓ FURNITURE | ✓ INVENTORY | ✓ GOODWILL |
| ✓ BUILDING | ✓ SUPPLIES | ✓ ÉQUIPEMENT | |

LAND AREA	6,274 ft ²
BUILDING AREA	2,604 ft ²
ANNUAL SALES	\$4,000,799
MONTHLY PAYROLL	\$3,338
EBITDA*	99,514
YEAR OF ACQUISITION	2000
ESTABLISHED YEAR	1996
FULL-TIME EMPLOYEES	2
PART-TIME EMPLOYEES	2

*EBITDA - Earnings Before Interest, Taxes, Depreciation, and Amortization



REASON FOR SALE

Professional reorientation