

## FILE # 4018\_03

### Gas station with convenience store.

This enterprise was founded in 1987 and is located in northern New Brunswick where there is a lot of traffic. Very popular with local residents and passers-by, it has been offering its services in the field for 33 years now. She has succeeded, with all these years, in developing a more personal relationship with her 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 kinds is on the shelf too. A garage with one door is attached to the building and is used 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 is varied, as it welcomes workers, car & trucks drivers, residents of the region, passers-by, snowmobile and ATV drivers, etc.

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

<b>ASKING PRICE</b>	<b>595,000 \$</b>
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#### INCLUDED IN THE ASKING PRICE:

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

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



<b>REASON FOR SALE</b>	<b>RETIREMENT</b>
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