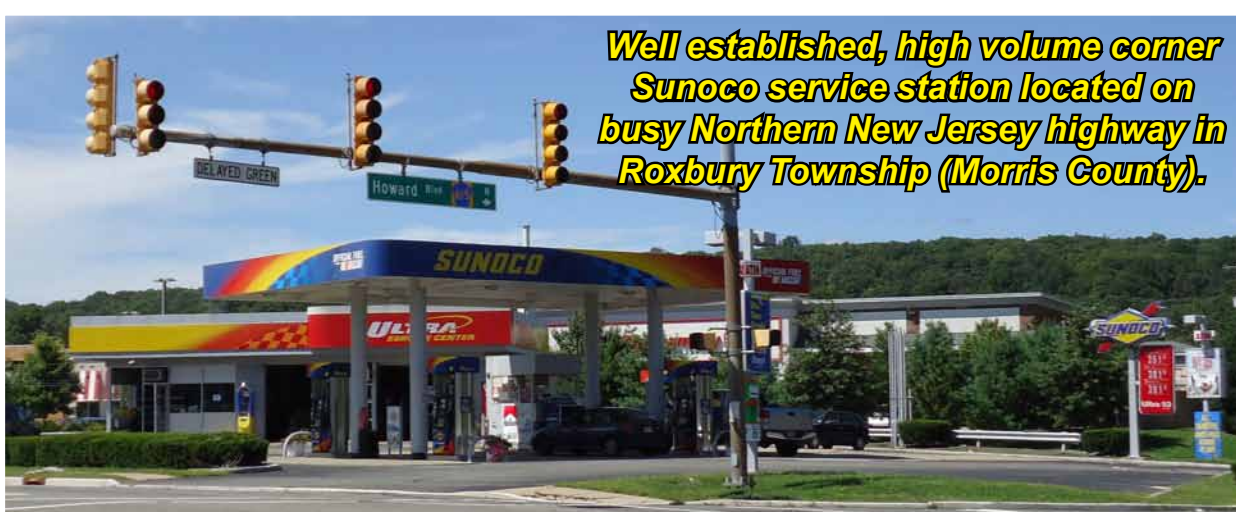


BUSINESS FOR SALE!



Well established, high volume corner Sunoco service station located on busy Northern New Jersey highway in Roxbury Township (Morris County).

HIGHLIGHTS & DETAILS

Asking \$319,000 | Annual Revenues of \$2,993,000

Interested parties may contact seller at 718-614-0143

- +High Visibility, corner station located at traffic intersection on major NJ highway**
- +Station can be entered from two different streets and is next to shopping plaza and restaurants**
- +ATM, soda machines, coin air pump and vacuum cleaner on premises**
- +Opportunity to purchase a profitable business and enjoy instant cash flow**
- +Seller willing to train for a full transitional period and remain thirty days post closing.**
- +Preapproved for a Convenience Store conversion, creating new development opportunities!**

DESCRIPTION

After 25+ years in operation, the owner has elected to sell his business at this location. The station pumps 1,140,000-plus gallons of gasoline annually, as well as racing fuel, with \$.25 cents as an average pool margin. The business also generates high income on auto repairs, representing a substantial net income to the owner/operator. Site has private parking on site for 15-20 vehicles as part of the lease agreement. The station operates seven days a week with hours from 6:00am to 11:00pm. Business has a full staff of experienced employees and expect to remain post closing. The facility has been approved by Sunoco Corp. for conversion to a Convenience Store, which will improve revenues even further.



BUSINESS FACILITIES & LEASE TERMS

The sale includes a full turnkey operation, with multiple pumps, various high capacity built-in equipment, and underground storage tanks (which the franchisor will be responsible for). The facility consists of a large private office with a two bay garage and 2,800 square feet. The site is 9,000-plus square feet with a modern canopy and a clean professional image. The business has various entrances to accommodate its large volume of customers. Located in Roxbury Township (Morris County) and on a highly active commercial county road with a huge volume of drive by traffic.