

GAS STATION WITH GARAGE & STATE INSPECTIONS

AVAILABLE FOR PURCHASE OR LEASE

Offered at \$799,000

PRICE UPDATE

A white outline map of the state of Massachusetts is shown against a teal background. The words "Central Massachusetts" are written in a black, cursive font across the central part of the state's outline.

*Central
Massachusetts*

- **Service Bay Revenue:**
\$40,000-\$50,000 per month
- **Inspection Stickers:** \$200 per month
- **High fuel margin;** can increase volume with a more competitive price.
- **1,460± SF Facility**
- **Lot size:** 0.25± acres of land
- **Municipal Water & Sewer**
- **Renovation occurred in 2018.** These include; the roof, garage doors, lifts, the lot was repaved, and new tanks were installed
- **Desirable location in Central Massachusetts**
- **Zoned as Downtown Business**
- **Busy urban area**

THIS IS A CONFIDENTIAL LISTING LOCATED IN CENTRAL MA
FOR MORE INFORMATION PLEASE CONTACT BEN CUTLER.

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