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Business & Real Estate Brokers

Specialists for Conv. Stores / Gas Stations, Motels, Restaurants, UPS Stores

(NM) Profitable Convenience Store / Branded Gas / Deli / Car Wash - Leased - Business for Sale



(NM) Conv. Store / Branded Gas / Car Wash / Deli near Danville, VA –

Cash Flow: \$11,240/mo.

Asking: \$149,000 + Inv., In: \$60,000/mo. Out: 58,000 gal./mo. Deli rent, \$1,100/month.

Lottery, Misc.: \$1,720/month net. Car Wash: \$1,900/month net.

Mfr.'s rebates: \$2,250 month net.

Rent: \$3,659/mo – Multiple Income-Stream

Financial Summary

Asking	\$149,000 + Inventory
Cash Flow (EBITDA), monthly *	\$11,240
Total Gross Sales – Monthly	\$284,370
Inside Sales, \$	\$59,900
Inside gross margin, %	23%
Inside Grocery Sale (except Alcohol, Tobacco)	19,900
Inside Grocery Sale margin, %	35%
Alcohol sale	12,000
Alcohol margin, %	20%
Cigarettes, Tobacco sale	27,500
Cigarettes, Tobacco margin, %	15%
Grill sales, \$	500
Grill margin, %	60%
ATM, net	300
Lottery, net	\$1,200
Money Order, Bill Payment, net	120
Check-Cashing, net	\$100
Manufacturer's Rebates	\$2,250
Car Wash, net	1,900
Deli Rent, net	1,100
Outside Sales, Gallons	58,000
Outside, net, c/gal.	2 c / gal
Total Gross Profit, monthly	\$21,920
Lease: Years left - option to renew for years	3 + 5
Owner Financing	No
Gas Brand	Yes

Inventory (NOT incl. in price), wholesale	\$45,000
Real Estate, Rent – C-store/Gas	\$3,659/month
Employees	2 Full Time + Owner (part time)

* Cash Flow:

Estimate Per Seller's figures - Net profit *before* taxes, owner payments, interest and depreciation,
After all expenses including goods for resale, utilities, credit card fees, wages, rent, etc.
 Buyers are cautioned to arrive at their own estimate before proceeding.

Monthly Expenses	
Rent	\$3,659
Wages + +	4,200
Property Tax	386
Property Insurance	300
Electricity	1,200
Gas – deli person pays	
Water / Sewer	60
Telephone	60
Internet	50
Trash pick-up	150
Security System	90
Credit Card fee – Oil company pays	
Supplies	100
Maintenance	200
Total Expenses	10,465

+ + Monthly Wages are an estimate based on number of hours the store is open

Business

Oil Company is the landlord. Oil Company pays for gas and sets price.

Business in operation since 1975. Owner owns since 2005 and is focusing on another business.

Location

Nearest competitor is 1 mile away.

Never had to call police.

Nearest big town is Danville, VA

Facility

Operating Hours:	M-Thu:	7 AM – 11 PM
	Fri:	7 AM – 11 PM
	Sat:	8 AM – 11 PM
	Sun:	9 AM – 10 PM

Store size: about 1,560 Square Feet

Accepts EBT, VIC

Includes camera security system tied to an alarm / internet.

Leased ATM.

Pumps and tanks maintained by oil company.

4 double sided MPD's with 8 filling stations. + Diesel + Kerosene.

Pumps accept credit cards.

12-doors Walk-in cooler

Includes Ruby POS system

Includes leak detection system

When inquiring, please refer to the listing code (NM).

For additional information, please contact Chandra Shah at 919 439-5483 or by E-Mail at CS.Real@gmail.com. If you have not faxed (or scanned and emailed) Non-Disclosure Agreement and Buyer's profile, please do so. We are required by sellers to obtain this information before releasing confidential information, including address and photographs.

Owners have requested that all buyers submit proof of their financial ability to purchase this business when they submit an offer.

Thank you for your cooperation, which will help us facilitate the sale.

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