

ACQUISITION OPPORTUNITY #R-1899

GAS STATION/CONVENIENT STORE (CLOSED) - BETHEL SUNOCO 622 W. PLANE STREET (RT. 125) BETHEL, OHIO

PROFILE:

Bethel Sunoco started operating as a gas station/convenient store in 1990. Four years ago the owner/operator passed away, leaving the business to be managed by his son and daughter. Due to the son's health problems, they decided to close the business in February 2005.

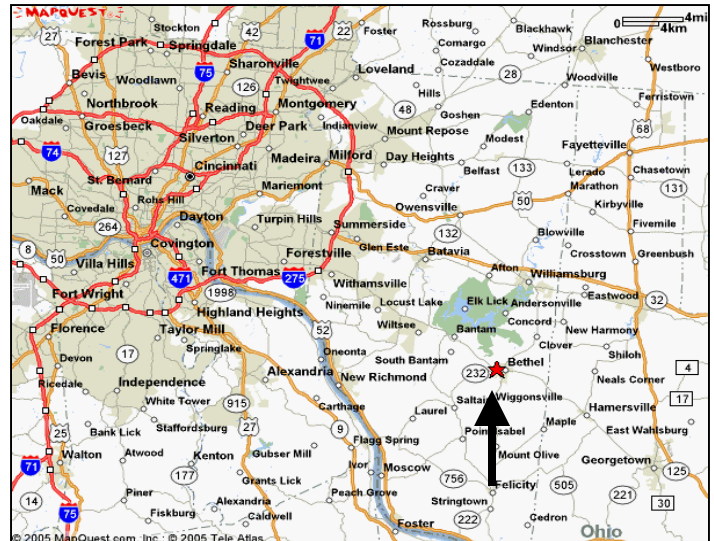
INVESTMENT HIGHLIGHTS:

- Property – approximately one (1) acre
- Convenient store – 2,300 square feet
- Three (3) pump islands under canopy
- Three (3) double-sided pumps
- One (1) diesel pump
- One (1) kerosene pump
- Tanks – three (3) 12,000 gallon and one (1) 10,000 gallon
- 2004 Financials
 - Average gallons pumped per month – 47,600
 - 2004 Property taxes - \$6,958 six months
 - Average convenient store sales per month - \$44,000
- 2002 Traffic count – 16,200 daily
- Lottery available; dry area – no beer/wine sales
- Full frontal access on State Route 125 – ample parking

PURCHASE PRICE:

Bethel Sunoco is being offered as an asset sale, free and clear of all debt and obligations, for an asking price of \$450,000.

Included in the Sale: land, building, gas station and store equipment, and leaseholds.



Directions: I-275 to Exit 65 – Ohio 125 toward Amelia (13 miles on the left).

FOR FURTHER INFORMATION CONTACT:

Keate Partners Ltd.

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