



BUSINESS FOR SALE

9491 West 44th Ave.
Wheatridge, CO 80033



Property Information

- Owner will finance
- Sales growing every month in 2008
- 2 MPD units
- 2400 square foot store
- Newly remodeled, clean store
- Great owner operator opportunity
- No fuel supply contract
- New property lease (negotiable)
- Option to purchase land & building
- List Price does not include inventory

Average Monthly Sales - 2008

Fuel (gallons)	18,000
Grocery	\$18,500
Cigarettes	\$13,500
Lottery	\$21,000
Gross Profit	\$14,160

List Price: \$265,000

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Please note, all information furnished in this presentation regarding this business for sale has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions.