



# BUSINESS FOR SALE

9064 S. US Highway 285  
Morrison, CO 80465



## Annual Gross Profit



## Property Information

- Located just off Highway 285 near Conifer, CO.
- 6 MPD units
- Newly remodeled store
- 2600 square foot store
- Brand new LCD street sign
- Non-branded, no fuel contract
- Only 15 miles west of Denver
- Option to purchase land and building
- List Price does not include inventory

## Average Monthly Sales Data

|                | 2006     | 2007     | 2008     |
|----------------|----------|----------|----------|
| Fuel (gallons) | 70,000   | 100,000  | 120,000  |
| Grocery        | \$19,000 | \$28,000 | \$27,500 |
| Cigarettes     | \$17,000 | \$25,000 | \$25,500 |
| Gross Profit   | \$17,400 | \$25,080 | \$26,990 |

**List Price: \$399,000**

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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.