

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: \$145,000
plus inventory

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