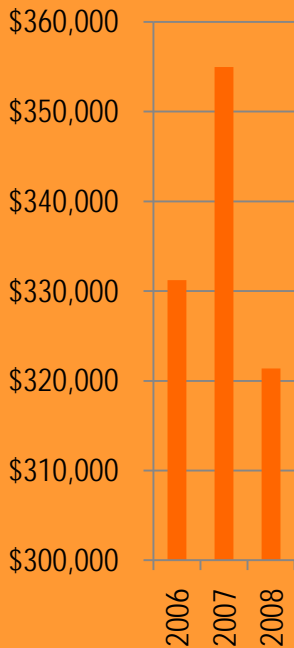


BUSINESS FOR SALE

4895 Ward Road
Wheatridge, CO 80033



Annual Gross Profit



Average Monthly Sales Data

	2006	2007	2008
Fuel (gallons)	90,000	110,000	95,000
Grocery	\$28,500	\$28,500	\$25,000
Cigarettes	\$21,000	\$22,000	\$18,000
Car wash	\$3,200	\$4,200	\$3,800
Gross Profit	\$27,600	\$29,580	\$26,780

Property Information

- Well established business
- Year over year profits
- Established long term lease for land and building
- High traffic, solid repeat customer base
- Newer car wash
- 2400 square foot store
- Large lot, great money maker
- 4 MPD units
- List Price does not include inventory

List Price: \$350,000
plus inventory

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