



FOUR CORNER'S CITGO

For a complete due diligence package please contact:

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\$449,000 TURN-KEY



Four Corner's CITGO
Located at the intersection of
US 1 and Addison Road
Washington County, Maine

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FOUR CORNER'S CITGO

FOUR CORNER'S CITGO is a major provider of petroleum products in Washington County, with gas sales in excess of 1,000,000+ gallons in 2006. The station's prime corner real estate is included with the sale of the business. The parcel has adequate area to accommodate the addition of a car wash, a needed facility in the area.

Purchase Price: \$449,000 Turn-key

The price is inclusive of all, fixtures, attachments, and real estate.

BUSINESS SUMMARY

Departments:	Oil, gas and miscellaneous
Revenues 2005	\$2,300,000
Fixtures:	\$177,533 ⁽¹⁾
Average Inventory:	\$87,000 ⁽²⁾
Employees:	3 full time 2 part time

1) Based upon non-depreciated book value

2) Inventory subject to fluctuation



The station enjoys an excellent location directly on busy US 1, the main east west artery in Downeast Maine.

Serving Washington County, Maine



Real Estate
1.1 acres

Tankage:
6,000 gal. diesel
12,000 gal. unleaded
5,000 gal. unleaded
7,000 gal. premium

Note: All measurements are approximate