

Gas Station & Repair Facility For Sale

621 BOSTON POST RD., OLD SAYBROOK, CT



\$799,000

- ⇒ Owner has kept Gas License Current for Reuse
- ⇒ 6 Tanks were removed by Seller in July of 2019:
 - 3 Gas tanks (6,000 gal each)
 - 1 Diesel tank (3,000 gal)
 - 1 Fuel oil tank (550 gal)
 - 1 Waste oil tank (550 gal)
- ⇒ Clean Environmental Report
- ⇒ Items remaining:
 - POS terminal, compressors, storage containers, canopy, furniture, kerosene pump/tank, sign, heaters
- ⇒ Acres: 0.51
- ⇒ Well & Septic city water at entrance



- ⇒ Frontage: 100 Ft.
- ⇒ Front building:
 - 1,856 SF
 - 3 drive in bays
 - 10'w x 9'h
 - Ceiling height: 12'
 - 200 Amp electric
 - Heat: oil/air
- ⇒ Rear building:
 - 2,400 SF
 - 2 drive in bays
 - 10'w x 12'h
 - Ceiling height: 18'
 - 200 Amp electric
 - Heat: waste oil/air
- ⇒ Zone: B-2 Business

Comm.

- ⇒ Taxes: \$10,831
- ⇒ Traffic Count: 14,100
- ⇒ Abuts Burger King
- ⇒ Next to Main Street & Old Saybrook Shopping Center
- ⇒ Next to Train Station

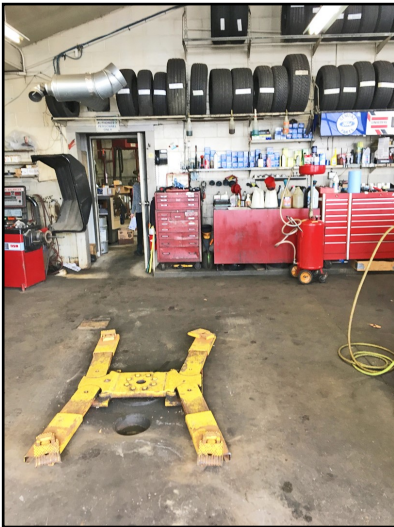
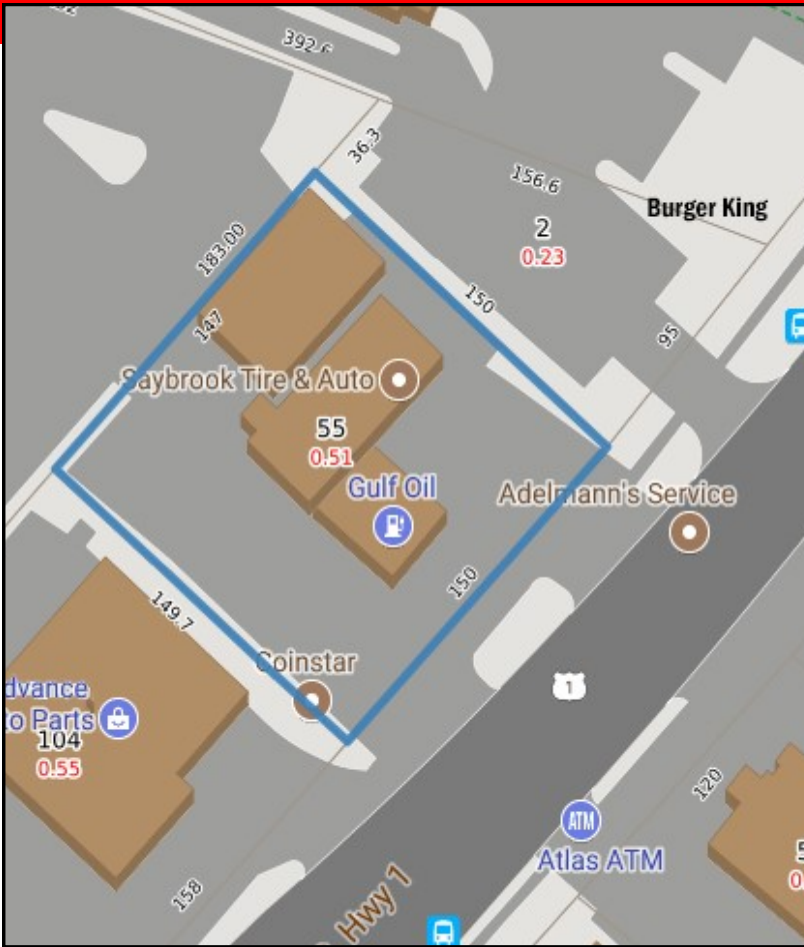
LYMAN

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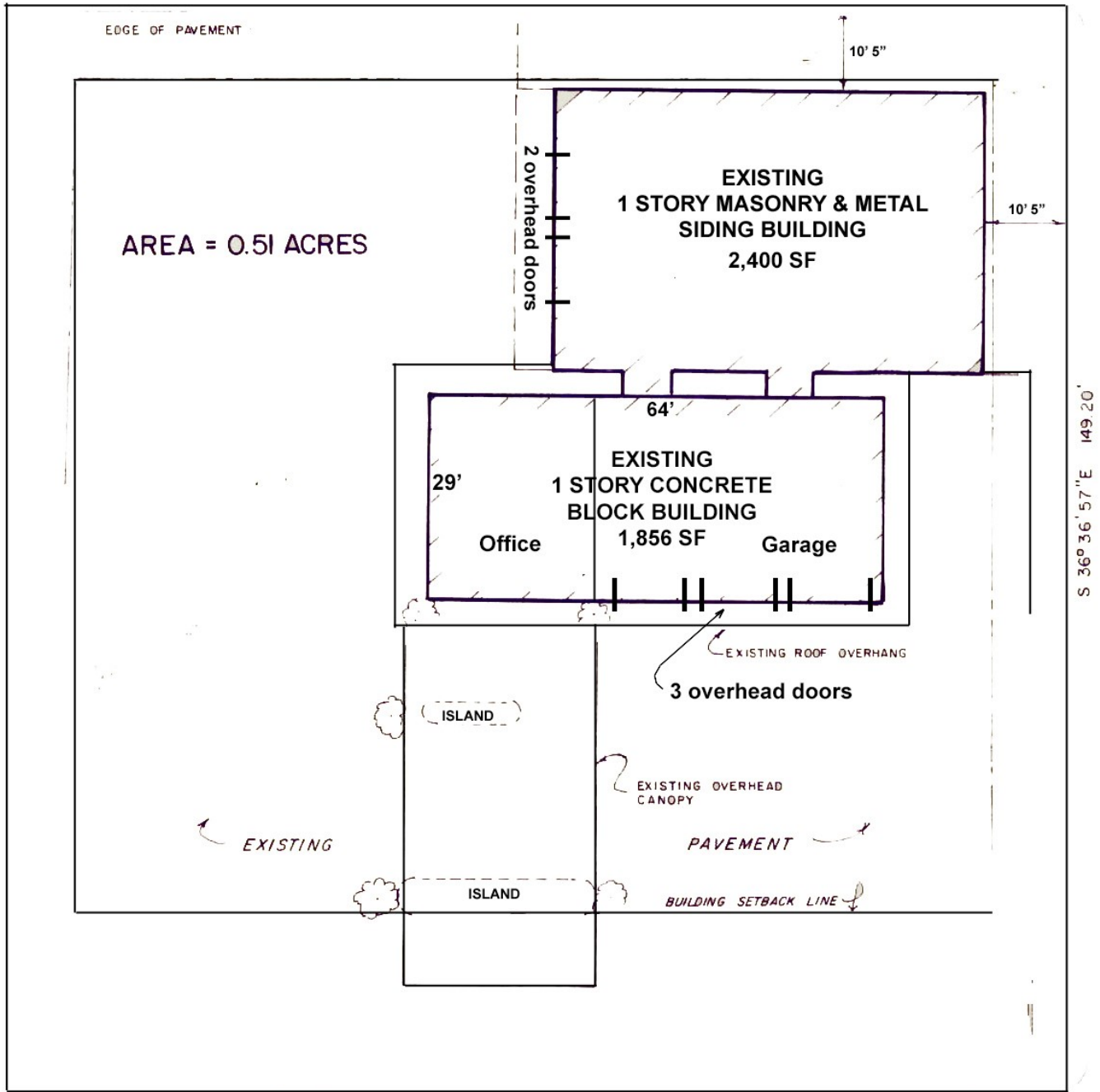


Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,909	12,755	24,370
Total Households	838	5,366	10,286
Average Household Income	\$109,413	\$107,863	\$117,491

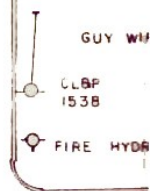
**Gas Sales/Consumption information (2012-2018)
furnished upon request**

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

EXISTING PARKING AREA



S 53° 30' 00" W 90.00' R = 2814.90' L = 60.00'



BOSTON POST ROAD - U.S ROUTE 1

621 Boston Post Rd Old Saybrook

Abutter to the Old Saybrook Shopping Center / Stop & Shop Shopping Center

