

# 301 Gas and Go

4109 Crain Highway, Upper Marlboro

Great Business Opportunity: Gas Station/Convenience Store with renovations under way. Property includes operating business, Lottery, U Haul and some outside storage revenue. Ground floor opportunity for an entrepreneur to build the business, which operated during the rehab.

Asking Price ~~\$1,600,000~~ Now \$1,425,000

Fuel Sales during renovations: 2022 - \$808,000, Before Renovations started, \$1,200,000

Established	current owner acquired 9/20/19.
Training	Owner will train
Inventory	Not Included
Lottery Sales:	\$25,000
U Haul Income	\$6,000/month
Car Storage Rents	\$1,200/month
Owner (Legal Entity):	Daero LLC.

Business Address: 4109 Crain Highway  
Contracts Sunoco, etc.

Environmental – Tanks tested

Pros include:

1. Location is great with minimal competition.
2. Traffic Counts of Rt 301 – 41,000 VPD
3. Experienced and well trained staff.
4. Low Cost Basis vs. market.
5. Established customer base.