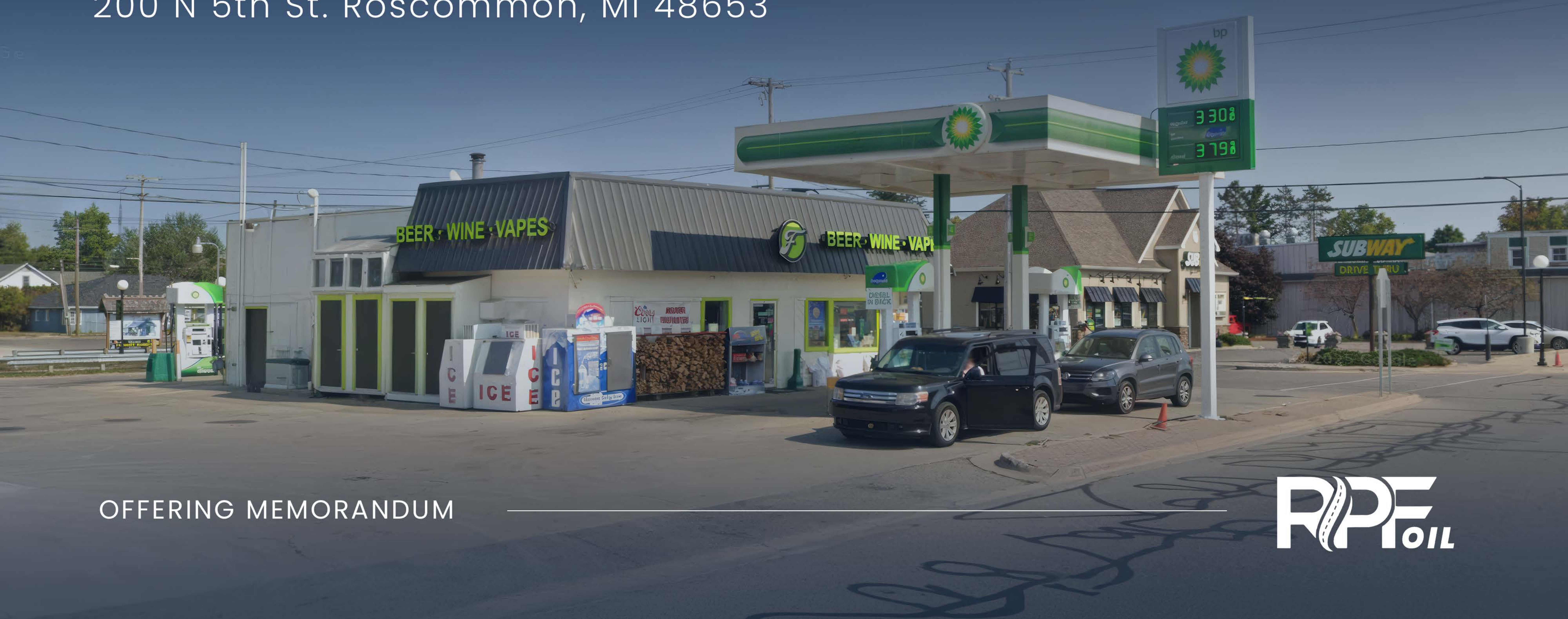


FOR SALE OPPORTUNITY

Off-Market Gas Station & C Store

200 N 5th St. Roscommon, MI 48653



OFFERING MEMORANDUM



OFFERING MEMORANDUM

Off-Market Gas Station & C Store Sales Opportunity

DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it directly from RPF Oil Company, LLC and Xavier Realty, LLC and should not be distributed, disclosed, or made available to any other person or entity without the express written consent of RPF Oil Company, LLC.

This Offering Memorandum has been prepared by RPF Oil Company, LLC, a Michigan limited liability company, and issued in conjunction with Xavier Realty, LLC, a licensed real estate brokerage in the State of Michigan. The document has been prepared solely for informational purposes to provide summary and unverified details to prospective purchasers and to establish a preliminary level of interest in the property described herein.

The information contained in this Offering Memorandum is not intended to be a substitute for a thorough and independent due diligence investigation. Prospective purchasers are advised to physically inspect the property, review applicable records, and conduct all necessary due diligence to make an informed purchase decision. This includes, but is not limited to, evaluating market conditions, competitive factors, zoning regulations, environmental concerns, and any other relevant considerations.

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All measurements, property descriptions, and data included herein are approximate and have been sourced from information believed to be reliable. However, neither RPF Oil Company, LLC nor Xavier Realty, LLC warrants or guarantees the accuracy of such information. Any potential buyer must independently verify all information to their satisfaction before proceeding with any transaction. Visual representations, including photographs, may have been enhanced for illustrative purposes. No modifications have been made to the actual structure or condition of the property beyond typical editing for presentation.

By accepting and reviewing this Offering Memorandum, the recipient acknowledges and agrees to hold RPF Oil Company, LLC and Xavier Realty, LLC harmless from any liability for errors, omissions, or inaccuracies contained in the document. Recipients further agree that they are solely responsible for conducting due diligence and assume all risks associated with their review and use of the information provided.

FOR SALE

200 N 5th St.
Roscommon, MI 48653

EXCLUSIVELY LISTED BY

Brad Korn
Area Sales Manager
249.985.8509
bkorn@rpfoil.com



PROPERTY OVERVIEW

ADDRESS	200 N 5th St. Roscommon, MI 48653
LIST PRICE	\$1,200,000
APN / PARCEL ID	
LAND USE / ZONING	C-2
BUILDING SIZE	1,853 SF
LAND SIZE	
LICENSES INCLUDED	SDM
FUEL TYPES	Gasoline (3 Types), Diesel
FUEL VOLUME (2024)	480,000 Gallons
– AVG. MONTHLY FUEL VOLUME	40-50k Gallons Per Month
FUEL SUPPLY CONTRACT	5 Years
C-STORE REVENUE (2024)	\$520,000
– LOTTERY SALES	
– TOBACCO SALES	
FINANCIALS	\$100k+ Yearly Net Income

ADDITIONAL PROPERTY DETAILS:

Fueling Configuration:

3 Islands / 6 Dispensers

Gas Tank:

10,000 Gallons, Installed 2001

Diesel Tank:

4,000 Gallons, Installed 2008

PROPERTY STRENGTHS

This offering presents the opportunity to acquire an established gas station and convenience store in Roscommon, Michigan with meaningful operational and revenue upside.

- ✓ **Full kitchen and drive-thru already in place** but not currently being utilized, offering immediate upside potential.
- ✓ **SDM license in place** allowing beer and wine sales.
- ✓ **Potential to add SDD liquor license** for additional revenue growth.
- ✓ **Absentee-owned operation** with opportunity to improve margins through more hands-on management and reduced labor costs.
- ✓ **Established gas station** with regular and diesel fuel service in a proven operating location.
- ✓ **3 fuel islands with 6 total dispensers** providing solid fueling capacity for the site.
- ✓ **Room to expand property** and enlarge C store



PROPERTY LOCATION

200 N 5th St

LOCATION HIGHLIGHTS

- **Located in the Village of Roscommon** with connectivity to M-18 and the BL I-75 / former M-76 corridor.
- **Surrounded by a recreation-oriented market** supported by Higgins Lake, Houghton Lake, and the Au Sable River area.
- **Well positioned to capture local, commuter, and seasonal traffic** in an established northern Michigan trade area. This is a reasonable inference from the

| PHOTO GALLERY





BEER · WINE · VAPES

BEER · WINE · VAPES

bp

3.308

3.798

SUBWAY

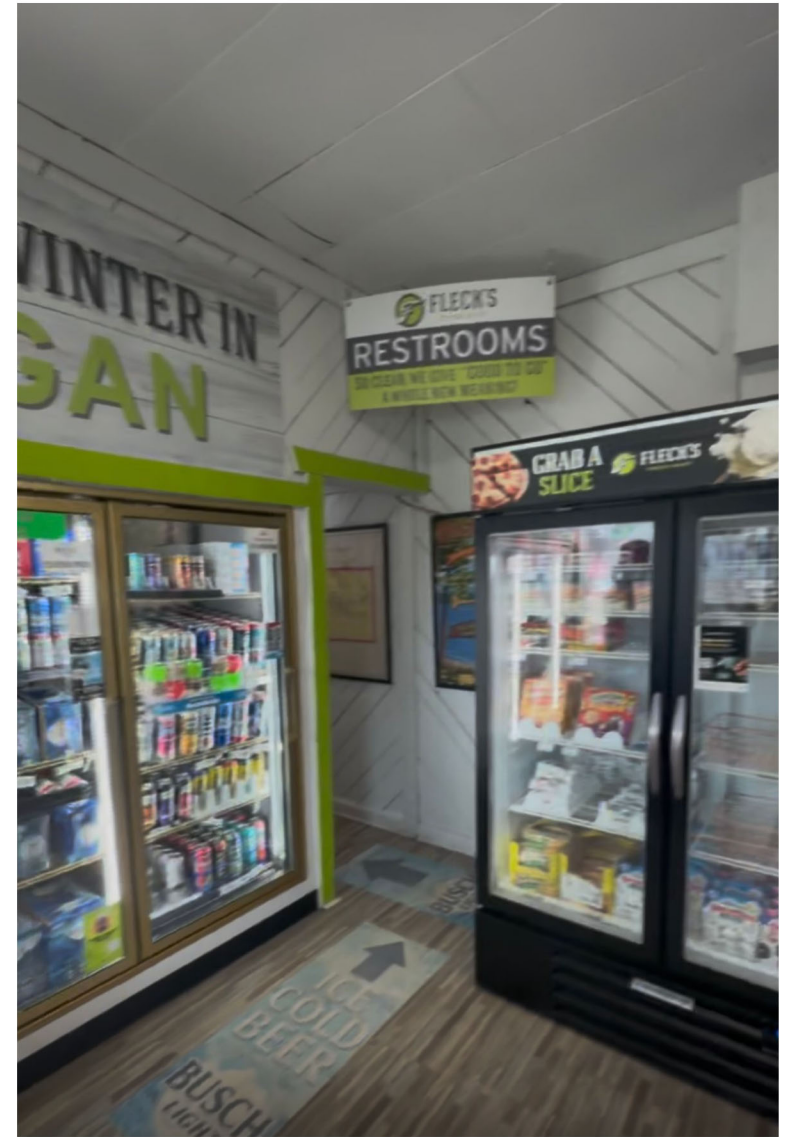
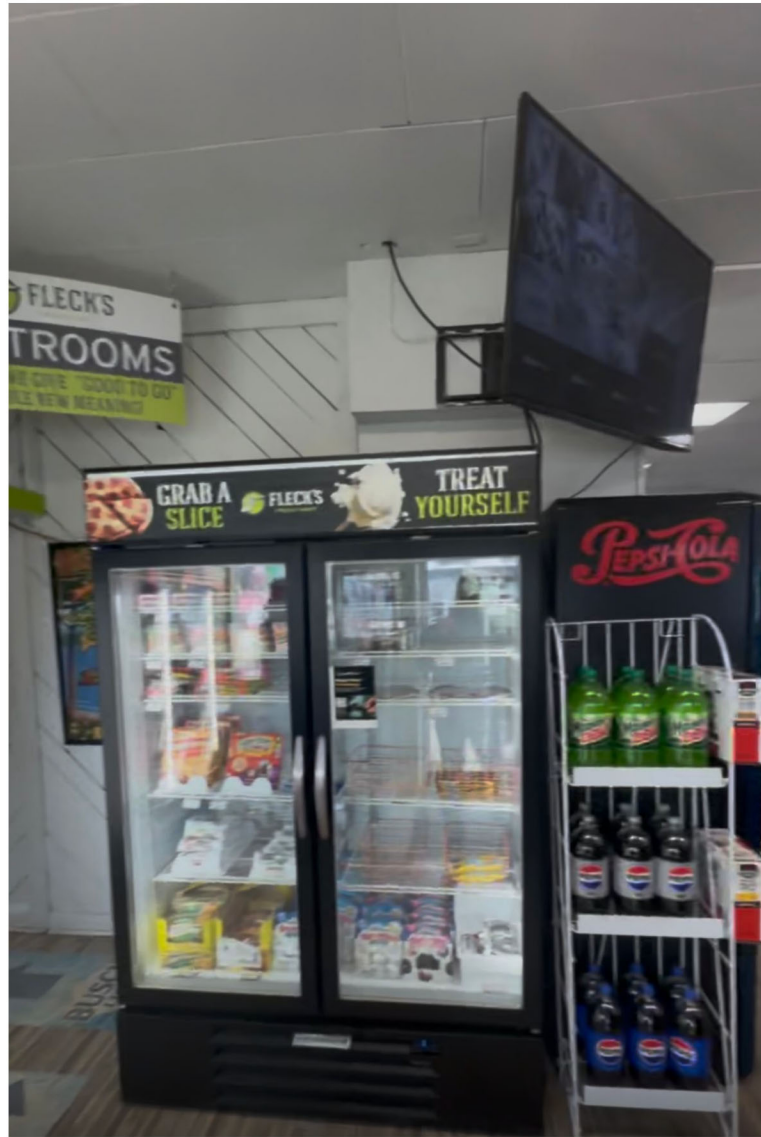
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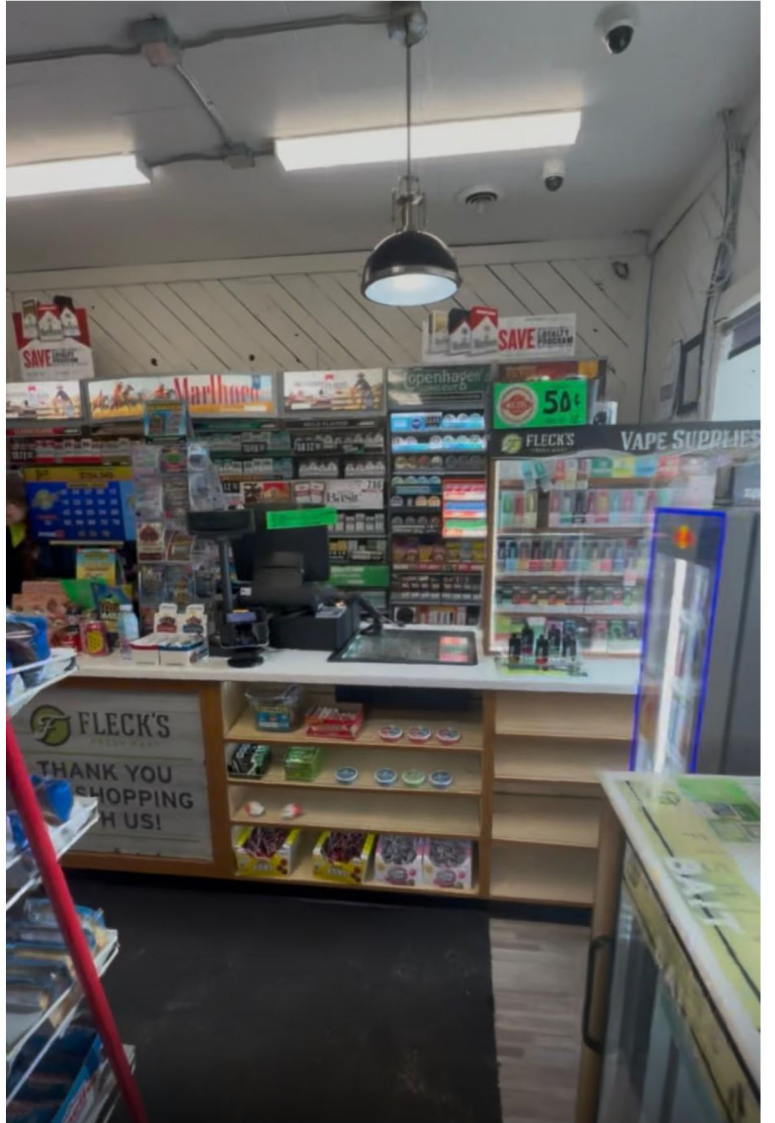
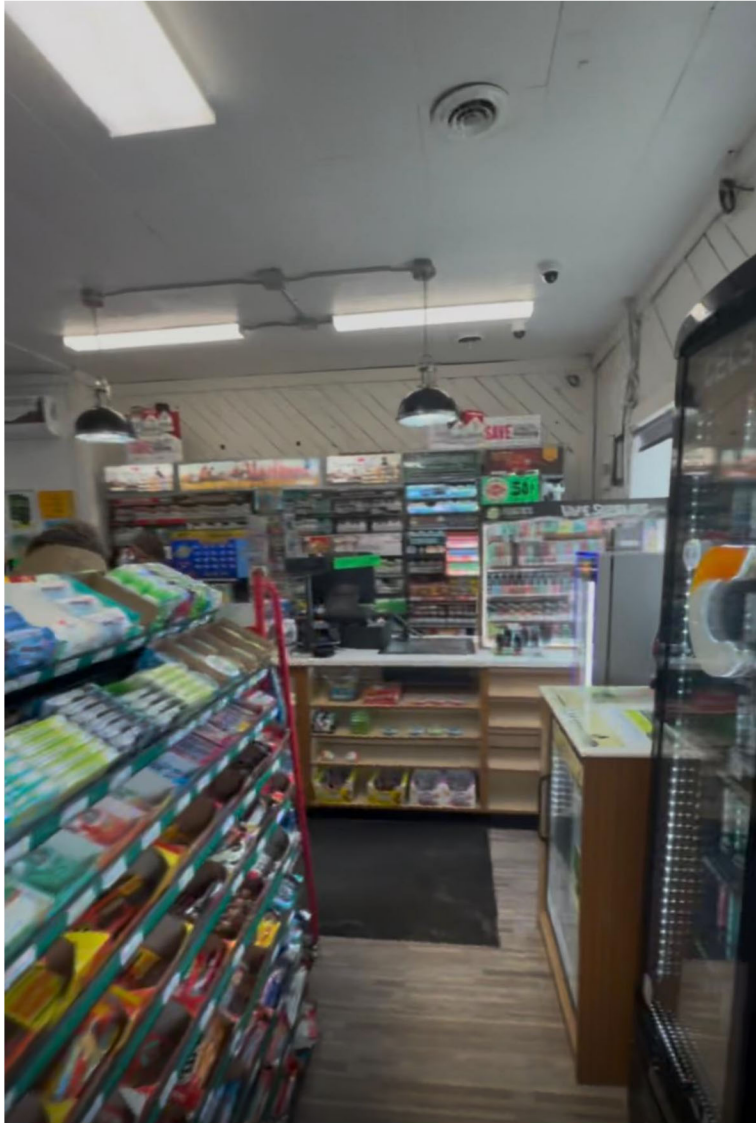
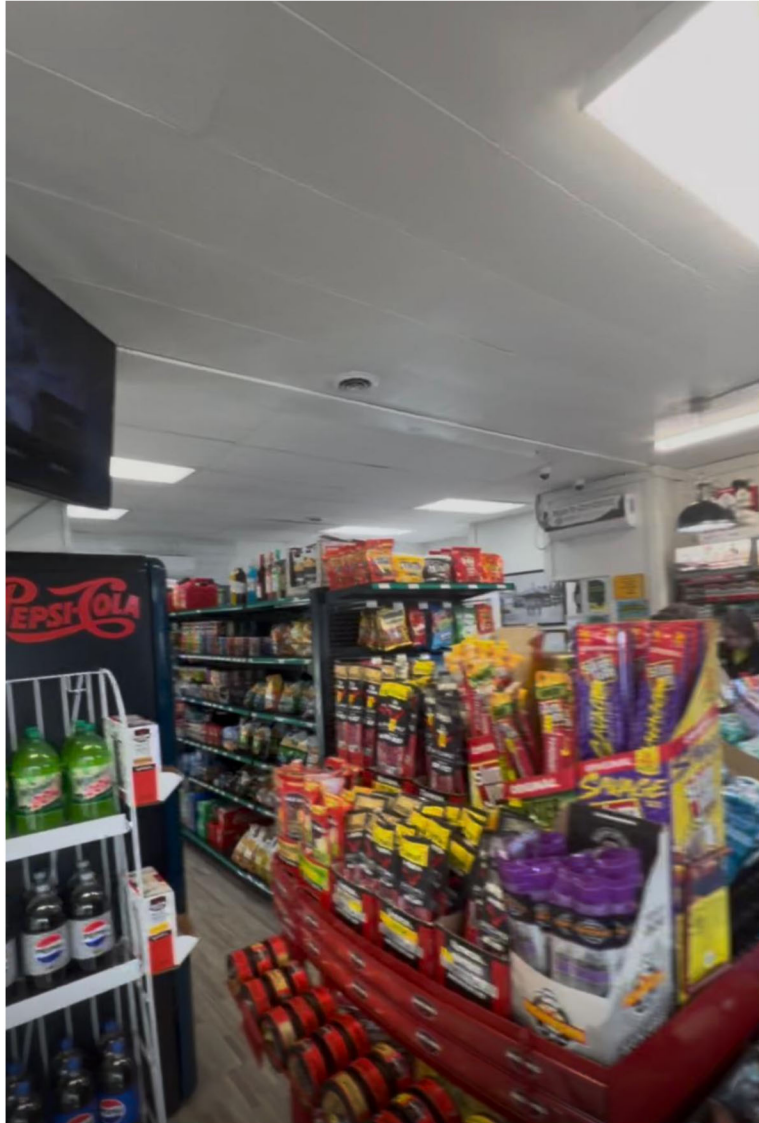


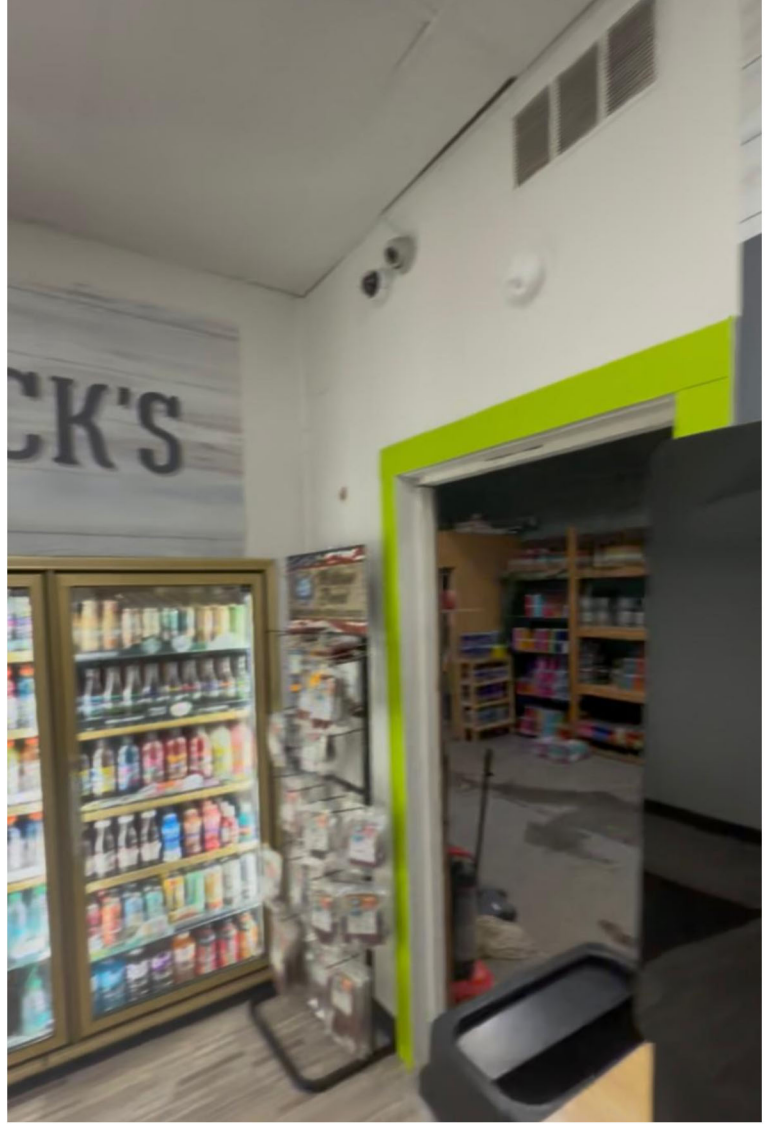
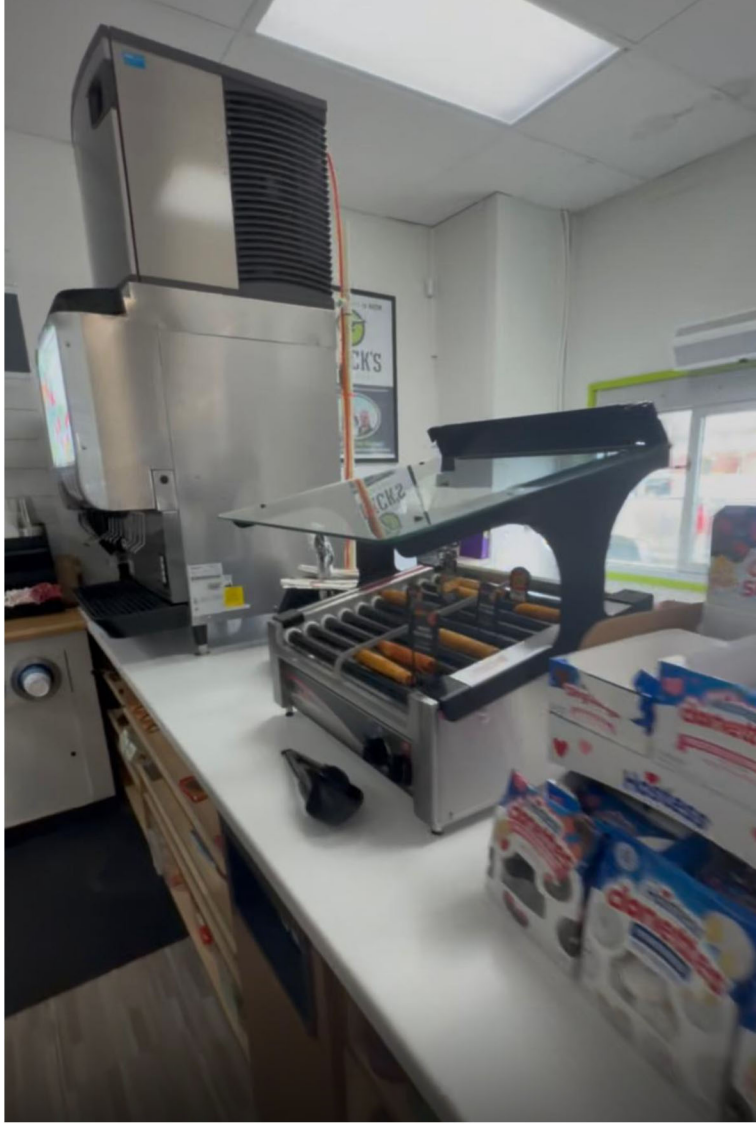
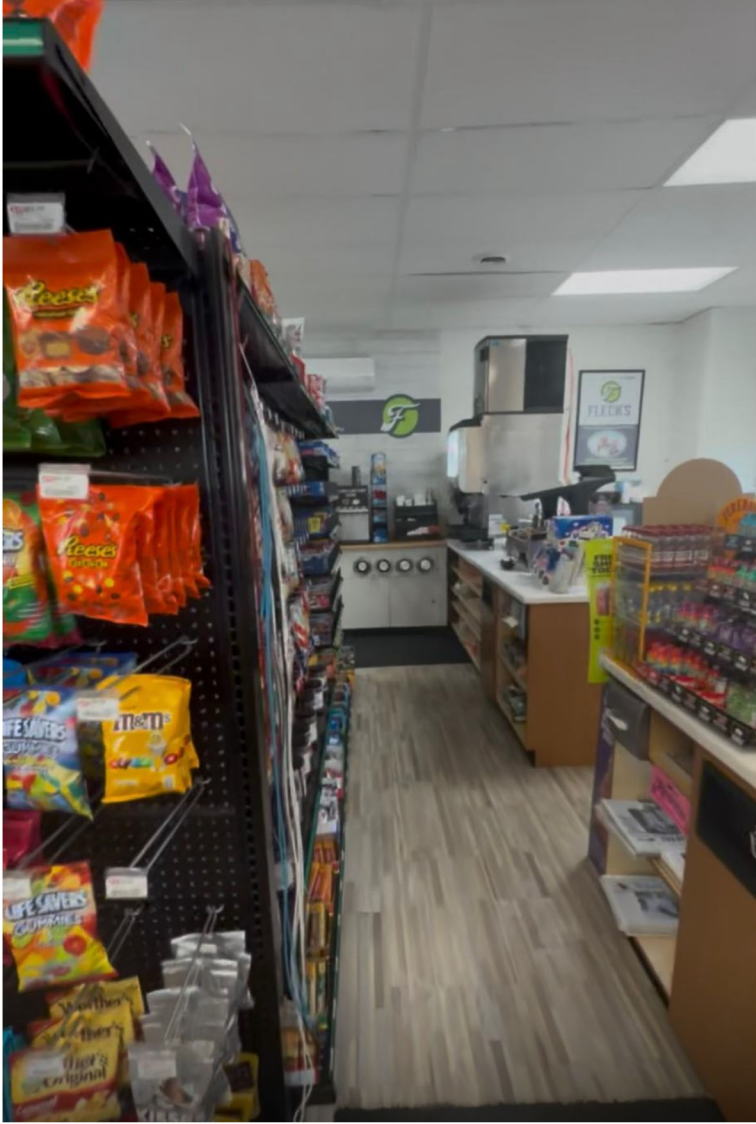
BEER • WINE • VAPES

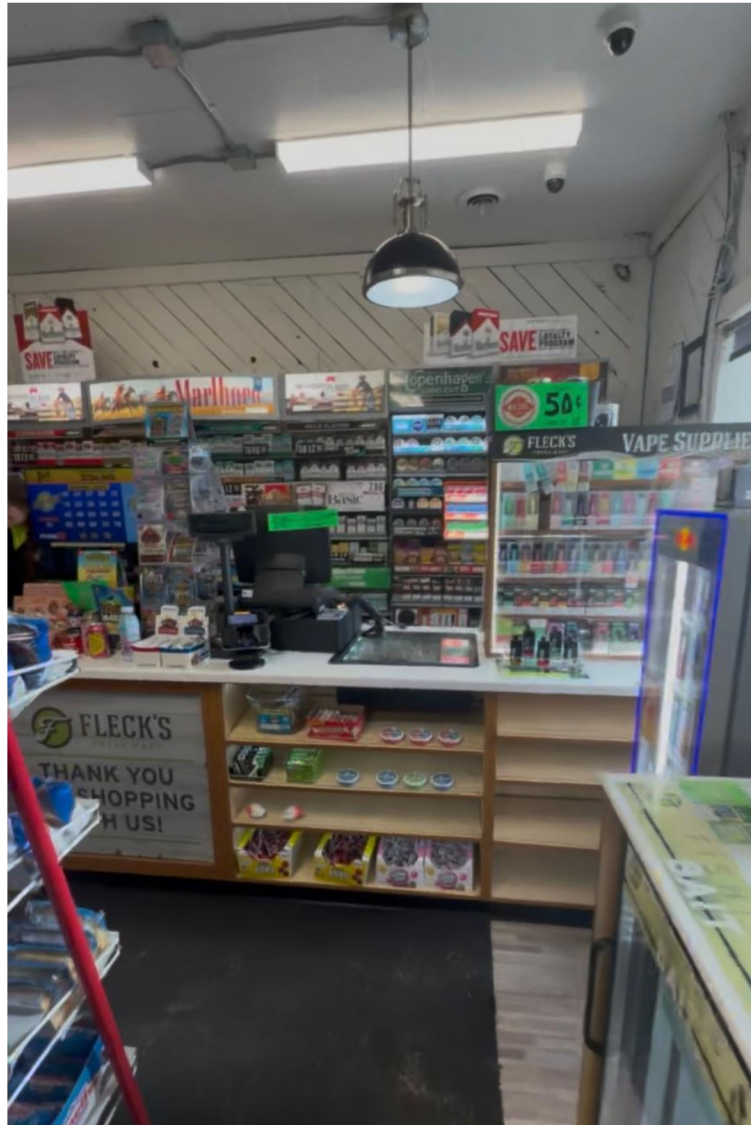














THANK YOU

Contact for More Information:

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