

FOR SALE > REAL ESTATE & BUSINESS

# Gas Station & Convenience Store

806 HAROLD L DOW HIGHWAY/ROUTE 236, ELIOT, ME 03903



## PRICE REDUCED!



### Snapshot > Real Estate & Business

Building Type	Mixed use
Total Building SF	2,640±
Acreage	1.27±
Year Built	1940
Road Frontage	212'± Route 236
Utilities	Private well & septic Propane gas & oil
2017 Gas Volume	146,394 gallons
2017 Diesel Volume	25,394 gallons
Zoning	Rural District ("RD")
2018 Taxes	\$6,685.25
List Price	<del>\$599,000</del> <b>\$549,900</b>



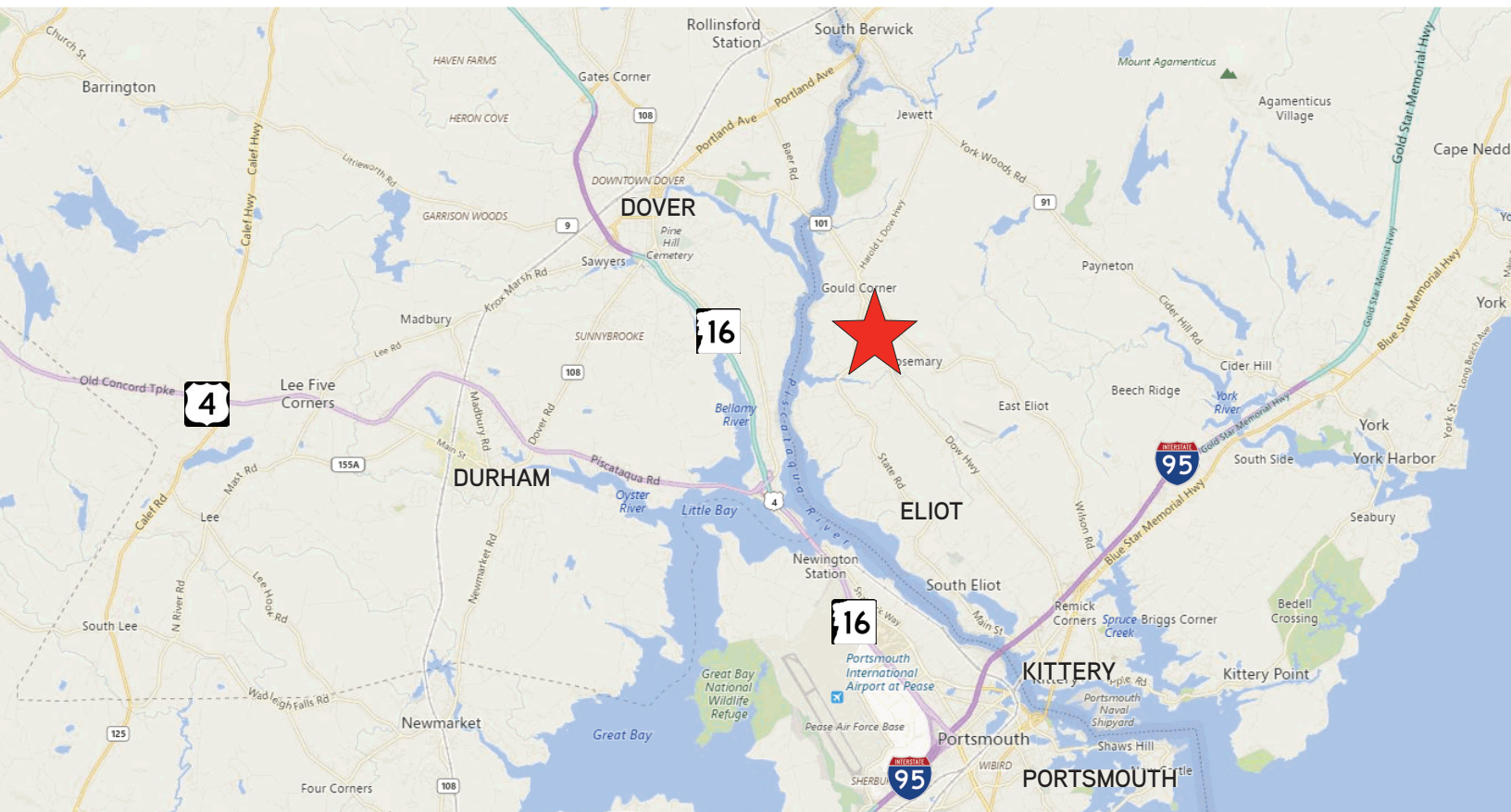
Site lines are approximate

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# 806 Harold L Dow Highway/Route 236, Eliot, ME



## Property Highlights

- Gas station and convenience store with an owner's apartment is being offered for sale with the business and real estate
- Well-established customer base and evenly distributed between self-service equipment, convenience store amenities, and an on-site grill/lunch counter that delivers to the Portsmouth Naval Shipyard
- Current owner has made significant upgrades to equipment and facilities, including the fuel tanks being replaced in 2008
- Located at a highly visible corner with 15,330 VPD per MaineDOT 2013
- Financial information, asset list, etc. available upon receipt of a signed NDA
- For more information on the current business, visit its website at [www.236variety.com](http://www.236variety.com)

### 2017 DEMOGRAPHICS BY DRIVE TIME\*

	10 mins	20 mins	30 mins
Population	14,371	92,036	225,357
Number of Businesses	893	6,738	140,24
Number of Households	6,058	40,049	93,015
Average Household Income	\$90,796	\$83,760	\$87,905

\*Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017.

## Contact Us

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# Interior Photos

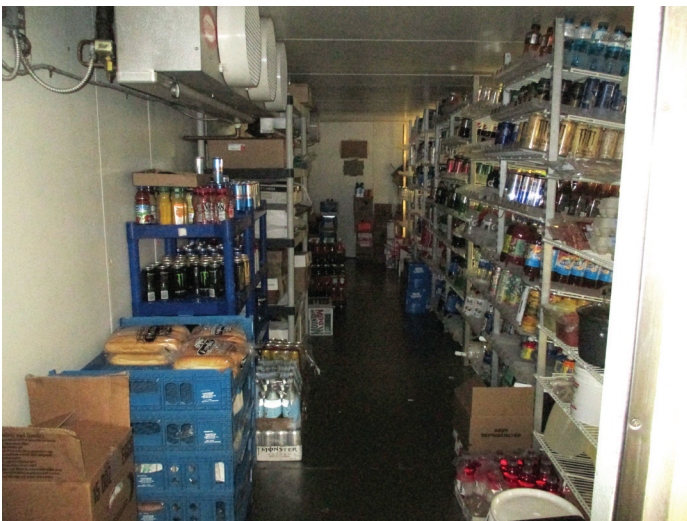
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*Convenience store*



*Convenience store*



*Walk-in refrigerator*



*Kitchen area*



*Living room in the attached apartment*



*Kitchen in the attached apartment*