

**Property for Sale
(Principals Only – No Brokers)**



Asking: \$750,000
(Price includes land and building only; does not include equipment or inventory)

Address: 2264 Candia Road (Rt. 28)
Manchester, NH 03101

Products: Gasoline, diesel & c-store

Storage: 3 – 10,000 gallon tanks (Regular, Plus, Premium)
2 – 4,000 gallon tanks (Diesel)

Ownership: Land & Building owned by Mutual Oil Co., Inc.
Tanks, lines & dispensers owned by Getty Petroleum Marketing Inc.

Sq. Footage: Land Area: 10,019 sq. ft.
Building Size: 1,936 sq. ft.

Contractual Obligations: None

Key Considerations:

- Located on rotary (only station on rotary) off Rt. 101; easy access to I-93
- Room for expansion within existing building
- Separate diesel island
- On Rt. 28 – major secondary highway

Property Inspection (including environmental) is available upon request

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