

Aurora IN Gas Station & Convenience Store

Address	529 Green Boulevard, Aurora, Indiana 47001
Parcel Number	15-07-29-401-022.000-003 & 15-07-29-401-032.001-003
Lot Size	0.79 AC
Building Size	2,340 SF
Construction Type	Brick masonry exterior
Additional Improvements	Canopy over gas pumps; mini storage barn
Roof Type	Flat, rubber membrane
Year Built	2000
Traffic Counts	15,000 average vehicles per day
Parking Lot	Asphalt paved
Annual Taxes	\$9,833.94
Water/Sewer Provider	Aurora Utilities Department
Natural Gas Provider	Sycamore
Electricity Provider	Duke Energy
Fuel Delivery	5 double-sided MPDs (fuel Islands-10 pumps)
Fuel Tank Capacity	20,000 Gal. Gasoline 12,000 Gal. Gasoline 8,000 Gal. Diesel
Tank Construction	Double-walled fiberglass with leak detection system
Monitoring System	Veeder Root
Required Down Payment	\$25,000 cashier's check day of sale; bring to 10% within three days
Closing Time	Within thirty days
Tax Administration	Pro-rated to date of closing