



Commercial Real Estate Specialists  
Business Brokerage Professionals

**Presswood & Associates**  
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**Business Brokerage Coordinator**

## **NORTHWEST GEORGIA INTERSTATE C-STORE & ACREAGE**

This northwest Georgia town, with its rich civil war history is currently known as one of the fastest growing cities in the state of Georgia in both population and business.

This well-established (40 years), independent but selling branded fuel, station is a 7,300 ft<sup>2</sup> block and brick building setting on a one acre lot at an exit next to one of the busiest interstate highways in the southeast. (Owner also has an adjacent 15+ acres available, Listing #BB131. See below.)

The store has six 4,000 gallon tanks, four MPDs and a Veeder Root monitoring system. Store has new fiberglass lines and tank protection.

Monthly store sales for this "retirement mode" owner are approximately \$14,000 for inside sales, 12,000 gallons for outside fuel sales, \$25,000+ for Lottery sales and \$1,100 monthly income from store's restaurant Lease. (Store also has a full-service restaurant with a full and complete kitchen.)

Owner is asking \$650,000 plus inventory at cost for this large, well-equipped store and valuable real estate.

*Please refer to listing ID: PA031*

Industry: Retail Stores

Industry Segment: Other Retail Stores

Geography: United States > Georgia > Northwest

Asking Price: \$650,000 Seller Financing: Possible

Year Established: 1966

Reason For Selling: Owner wants to retire after 40 years in the business.

Facilities: Very good Market Outlook/Competition: Great location!



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