



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
Jack W. Dawson
Business Brokerage Coordinator

THREE NW GEORGIA INDEPENDENT AND FRANCHISE CONVENIENCE STORES

Long-time distributor getting out of the convenience store business and will sell these stores individually or in a group for a discount.

LISTING #PA841: This 1,900+ square foot franchise store sets on a valuable one-acre+ site and sets next to two major interstates and across the street from a new international motel. There are three double-wall fiberglass UGS tanks (two 10,000 for gasoline and one 8,000 for diesel,. Station is equipped with a Ruby System and Card Readers. Monthly sales for Inside average \$22,000, Outside 60,000 gallons and Lottery of over \$38,000. Owners are asking \$1,550,000.

LISTING #PA941: This 2,600 square foot independent store is located across the street from a historical Civil War site. There are four double-wall fiberglass UGS tanks (three 10,000 for gasoline and one 8,000 for diesel. Station is equipped with a Ruby System and Card Readers. Monthly sales for Inside average \$74,000, Outside 139,000 gallons and Lottery of over \$85,000. Owners are asking \$1,750,000.

LISTING #PA051: This 5,100 square foot franchise store with a 45' x 90' canopy on almost one and a half acres is located on a prime I-75 exit next to motels, and outlet shopping center restaurants and easy access to downtown. Included in the sale is an Arby's restaurant with all the equipment and franchise. There are three UGS tanks (one 15,000, one 12,000 for gasoline and one 10,000 for diesel. Station is equipped with a Ruby System and Card Readers. Monthly sales for Inside average \$32,000, Outside 185,000 gallons and Lottery of \$34,000. Arby's Gross Income for last year was \$519,000. Owners are asking \$3,000,000.

These motivated sellers are ready to do business now and will listen to any reasonable offer.

Please refer to listing ID numbers

Industry: Retail Stores

Industry Segment: Convenience Stores

Geography: United States > Georgia > Northwest

Reason For Selling: One of two owners retiring.

Facilities: Very good.

Market Outlook/Competition: Very good



440 Worth Street NW, Cleveland, TN 37311-5070
Phone 423-559-1003, Fax 423-559-1224,
www.presswoodassociates.com

Contact **Jack Dawson**
Cell **423-503-1838**
email jwdawson@presswoodrealty.com