



Commercial Real Estate Specialists  
Business Brokerage Professionals

**Presswood & Associates**  
**Jack W. Dawson**  
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Please refer to listing ID: BB141-143

**THREE TN/NC BORDER C-STORES IN FAMOUS TOURIST LOCATION - \$\$UPDATE\$\$**

All three of these stores are located on main arteries in two towns on the Tennessee/North Carolina state line which are considered by many to be one of the best motorcycling and sports car areas in the world. Riders and drivers from all over the USA and many foreign countries come to enjoy these unique picturesque roads and attractions curving through the Great Smoky Mountain National Forest.

Listing #141: This independent, 10-year-old, 2,400 square-foot metal building on almost three acres also has an auto service/lube business and a 1,800 square-foot office building which are both leased out by the owner for extra income. Land is currently being cleared on the site for a modern self-service car wash. Station has four gas MPDs and two diesels with satellite pumps, one kerosene and a Veeder Root system. Monthly sales for 2006 averaged \$108,000 for inside sales and over 100,000 gallons of fuel. Sale options: Owner will sell (a) the business, all three buildings with two and three-fourth acres of land for \$2,750,000 or (b) just the business and building with three-fourths acre of land for \$2,000,000 or (c) the business only for \$575,000 and lease the building and land for \$7,000 a month.

Listing #142: **\*\*SOLD\*\*** This independent, Leased, (purchase option available) 5,000 square-foot block building also has a complete kitchen, storage area, office and warehouse which could be used or leased out. Station has four gas MPDs, three diesel and one kerosene with Cathartic system. Monthly sales for 2006 averaged \$134,000 for inside sales and 62,000 gallons of fuel. (Fuel price sign was down for the summer.) Owner will sell the business for \$600,000.

Listing #143: This independent, Leased, two-year-old, 6,400 square-foot brick building sets on two acres along the main road through town. Owner leases the property but has a 40-year lease from a national franchise restaurant adjacent to the store which occupies one half of the store and parking. (Owner pays only \$1,250 a month for c-store rent!) Station has four gas MPDs (5th one now plumbed), two diesel with satellites and a Veeder Root system. Monthly sales for 2006 averaged over \$83,000 for inside sales and 150,000 gallons of fuel. Sales for 2007 are substantially more than 2006. Owner will sell the business \$2,000,000.

UPDATE: OWNER WILL ENTERTAIN ALL REASONABLE OFFERS.

Industry: Retail Stores

Industry Segment: Convenience Stores

Geography: United States > North Carolina > Near Tennessee line

Reason For Selling: Owner getting out of the business.

Facilities: Stores are all in very good condition.

Market Outlook/Competition: Excellent, strong retail area



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