



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
Jack W. Dawson
Business Brokerage Coordinator

Please refer to listing ID: PA402

NORTHWEST GA CONVENIENCE STORE ON INTERSTATE

This modern and attractive 3,000+/- square foot independent convenience store is strategically located on a major interstate highway. The store has a T-canopy with four Gilbarco MPDs with card readers and three 10,000 gallon fiberglass tanks. Visible are the illuminated reader boards and a high-rise sign. Equipment also includes a Veeder Root tank and line monitoring system.

The business is also fully equipped with the new Gilbarco Passport POS system, multi-camera, digital surveillance system, burglar alarm system, safe, indoor ice maker and outdoor ice merchandiser, hot and cold beverage and food machines, ice cream machines, display cases, large lottery playing area and more.

Business has outside fuel sales averaging 40,000+ gallons a month, inside sales of \$50,000+ a month and lottery sales of about \$70,000 a month. Owner is asking \$1.5MM for this high-profile store.

Pictures are available upon request.

UPDATE: Store has just been totally remodeled on the exterior. Looks great!

Industry: Retail Stores

Industry Segment: Convenience Stores

Geography: United States > Georgia > Northwest

Asking Price: \$1,500,000

Seller Financing: Not at this time.

Reason For Selling: Owner expanding into another area.

Facilities: Excellent

Market Outlook/Competition: Excellent, next to interstate, good visibility, branded products, etc.



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