



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
Jack W. Dawson
Business Brokerage Coordinator

Please refer to listing ID: PA411

ATLANTA, GEORGIA BRANDED C-STORE

This well-established, 24-hour, branded, 1,800 ft², all brick convenience store includes a car wash and is located just north of downtown next to I-85.

Store sales currently average \$70-\$90,000 monthly inside sales and about 80,000 gallons monthly outside fuel sales.

Owner built the station in 1995 and has a long-term land lease. He will sell the building and business for only \$1,500,000. Owner is also in the process of buying the land and will sell all (including other tenants) for \$3,000,000.

Industry: Retail Stores

Industry Segment: Other Retail Stores

Geography: United States > Georgia

Asking Price: \$1,500,000

Cash Flow: \$275,000

Cash Flow Comments: consistently averages \$250K-\$300K

Seller Financing: Seller says bring him a good deal.

Year Established: 1995

Reason For Selling: Owner selling off all stores to retire.

Facilities: Very good

Market Outlook/Competition: Excellent with location next to interstate and closest station to this one closing soon.



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