



Commercial Real Estate Specialists  
Business Brokerage Professionals

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

*Please refer to listing ID: PA501*

## **NORTHWEST GEORGIA CONVENIENCE STORE**

Surrounded by rich natural beauty, the breathtaking view of mountains and overrun with rivers and streams in the foothills of the northwest Georgia Appalachian Mountains, this well-established 25-year-old independent convenience store with gas is nestled on  $\frac{3}{4}$  acre close to a major travel route. Outside gas and diesel fuel sales average 80,000 gallons a month, and inside sales average \$30,000 a month. Store has two 10,000 gallon tanks and blender and two (10,000 and 13,000 gallon) tanks for diesel, two dual MPDs and Veeder Root tank and line monitoring system. This 1,200 ft<sup>2</sup> store with its popular drive-thru window was remodeled in 2000 and has a 600 ft<sup>2</sup> adjoining office which is rented out for \$500 a month, or could be used to expand store space. Owner is ready to retire and is asking \$850,000 plus inventory for this unique opportunity. Current A/R of about \$125,000 can also be purchased at a discount. Special note: The number of violent crimes last recorded in this area by the FBI in 2003 was 0. The number of murders and homicides was 0. The violent crime rate was 0 per 1,000 people.

Industry: Retail Stores

Industry Segment: Convenience Retail

Geography: United States > Georgia > Northwest

Asking Price: \$850,000

Gross Revenue: \$2,300,000

Gross Revenue Comments: Contact for additional details

Value of Inventory: \$30,000 (Not Included in Asking Price)

Seller Financing: Not at this time

Year Established: 1980 Number of Employees: 2 full time - 2 part time

Reason For Selling: Owner wanting to retire from this business after 25 years and devote more time to his other businesses.

Facilities: Newly remodeled five years ago

Market Outlook/Competition: Excellent



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