



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
Jack W. Dawson
Business Brokerage Coordinator

Please refer to listing ID: PA502

NORTHWEST GA RECORD-LOTTERY CONVENIENCE STORE

This modern and attractive 5,000+/- square foot, independent convenience store is located at the Georgia border on a major thoroughfare through southeast Tennessee. The store has a T-canopy with four Gilbarco MPDs with card readers and two fiberglass tanks (1-15,000 and 1-8,000) with a blender. There is also a digital gas price sign. Equipment also includes a Veeder Root tank and line monitoring system.

The business is also fully equipped with 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, an extra-large lottery playing area and more.

Business has monthly sales averaging 32,000 gallons for outside sales, \$35,000+ a month for inside sales and \$211,000 for lottery sales. (One month in the first quarter had almost \$240,000 in lottery sales!)

The owner is asking \$1.2MM for this unique store.

Pictures are available upon request.

Industry: Retail Stores

Industry Segment: Convenience Stores

Geography: United States > Georgia > Northwest

Asking Price: \$1,200,000

Seller Financing: Not at this time.

Facilities: Excellent

Market Outlook/Competition: Excellent, on state line, reputation of being a "lucky store"



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