



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
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Business Brokerage Coordinator

Please refer to listing ID: PA615

ATTRACTIVE RURAL SE-TN INDEPENDENT C-STORE **\$\$\$UPDATE\$\$\$**

This family-owned, independent, 2,850 square-foot concrete block convenience store with lots of storage sets on about $\frac{3}{4}$ acre in a good location on the main road through this beautiful rural countryside and only a short distance from large cities to the north and south.

The store has two fiberglass-lined fuel tanks (1-3,000 and 1-6,000), a 550 gallon tank for kerosene and two Gilbarco MPDs.

Monthly sales are currently averaging \$24,000 for Inside Sales (with 35% from their popular sit-down deli) and 4,300 gallons for Outside sales.

The owner just invested \$14,000 into a new asphalt parking lot, and the store has about \$50K of FF&F.

The store sells no diesel fuel or Lottery, which would be very good additions because of its customer base and **ONLY STARTED SELLING BEER THREE MONTHS AGO.**

There are no existing supply contracts and no environmental issues.

Owner is asking only \$350,000 plus inventory for a quick sale because of health issues.

UPDATE: OWNER MUST SELL - WILL CONSIDER OFFERS!

Industry: Retail Stores

Industry Segment: Convenience Stores

Geography: United States > Tennessee > Southeast

Asking Price: \$350,000

Value of Inventory: \$50,000 (Included in Asking Price)

Seller Financing: Not at this time.

Reason For Selling: Owner has family health problems and can no longer take the time to be involved in the business.

Facilities: Very good.

Market Outlook/Competition: Very good. Excellent location. Broker would strongly suggest adding diesel fuel to replace premium gas and adding Lottery for a sure increase in sales.



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