



Commercial Real Estate Specialists  
Business Brokerage Professionals

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*Please refer to listing ID: PA831*

## **LARGE, ATTRACTIVE NW GEORGIA C-STORE ON TWO+ ACRES - \$\$UPDATES\$**

You can own almost two and a half acres on “the” major route through a busy, growing northwest Georgia city with this popular branded convenience store located across the street from a Wal-Mart (does not sell gas) and many other businesses in the immediate area.

The 10-year-old, 3,000 square-foot, attractive brick building with a car wash and extra large canopy is in very good condition and has easy access to and from the main road where it sets.

The business has three fiberglass tanks (two 15,000 for gasoline and one 4,000 for diesel), six MPDs with card readers, a Gilbarco POS, a complete Veeder Root system and security system for the building.

Average monthly inside sales for the store are \$50,000-\$55,000 and 80,000 gallons for outside sales. Lottery sales average about \$35,000 a month.

Owner is asking \$1,800,000 for this profitable store and real estate .

**UPDATE:** Motivated owners reduced selling price to \$1,500,000.

**UPDATE:** Sales have had a steady increase. Monthly sales are now up to: Inside sales \$60,000, Outside sales 85,000 gallons and Lottery has doubled to \$70,000.

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: Owners moving

Facilities: Very good Market

Outlook/Competition: Excellent location, lots of road frontage on major thoroughfare through city



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