



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
Jack W. Dawson
Business Brokerage Coordinator

Please refer to listing ID: PA911

NORTHEAST GEORGIA C-STORE \$\$PRICE REDUCTION\$\$

This well-established (30 years), independent BP station is a 3,000 ft², log cabin style building which sets on one acre+/- in a busy part of town. The store also offers a sit-down deli with a game room which houses a pool table and also game and toy machines.

The store has three 8,000 gallon tanks and two MPDs with card readers, two diesel pumps (total of eight dispensers) and a Veeder Root monitoring system. Distributor maintains all pumps, canopy and cash registers.

Monthly store sales are approximately \$22,000 for inside sales, \$35-\$40,000 for outside fuel sales and \$25-\$30,000 for Lottery sales.

Owner has another opportunity and wants to sell as soon as possible. Selling price is \$465,000 plus inventory at cost.

UPDATE: Owner has reduced selling price to \$425,000 plus inventory.

Industry: Retail Stores

Industry Segment: Convenience Stores

Geography: United States > Georgia > Northeast

Asking Price: \$425,000

Seller Financing: Not at this time.

Year Established: 1976

Reason For Selling: Owner has other opportunity

Facilities: Good

Market Outlook/Competition: Very good. Ideal location



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