



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
Jack W. Dawson
Business Brokerage Coordinator

Please refer to listing ID: PA915

BRANDED STATION LEASED OUT IN SOUTH EAST TENNESSEE

This is a perfect opportunity for a secure passive income with a good ROI or a 1031 investment property. Current ROI at selling price is 7%; after next lease increase, ROI will be 11%.

This 6,000 square-foot all metal building sets on almost one acre at the corner of a major intersection in a good and expanding part of town. The large canopy, building and all equipment are in very good condition and all are owned by the seller.

The business has six (6) tanks (two 12,000 and one 8,000 for gasoline, one 10,000 and one 4,000 for diesel and one 2,000 for kerosene). All tanks are steel and fiberglass, with five Gilbarco MPDs, some with card readers, a complete Veeder Root leak detection system and a security system for the building.

The current Lease expires in three years, and the Lessee has a five-year option. Lessee is responsible for ALL maintenance and has just installed new water lines.

New land tax appraisal has increased almost \$60,000 just since the last one in this growing area which is a certified Tennessee Three-Star Program community.

Owner is asking \$755,000 for this attractive and profitable store and real estate.

Pictures are available upon request.

Industry: Retail Stores

Industry Segment: Convenience Stores

Geography: United States > Tennessee > Southeast

Asking Price: \$755,000

Seller Financing: Not at this time.

Reason For Selling: Owner is trying to down size his operation for retirement.

Facilities: Very good

Market Outlook/Competition: Excellent location in growing area of town. Attractive station.



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