



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
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Please refer to listing ID: PA991

NW GA C-STORE WITH ADDITIONAL LEASE SPACES

This solid, all-brick building with a metal roof is almost complete with its remodeling (\$100K). The multi-tenant facility sits on one acre and is located on a busy major road through this Southern rural community.

The independent c-store portion of the building is a remodeled 2,800 square-foot area with lots of extra room including a spacious office. The store has four tanks (one 10,000 gallon, two 6,000 gallon and one 4,000 gallon) with a Veeder Root spill detection system. There are two, six nozzle MPD gasoline dispensers, two MPD diesel dispensers and one MPD for kerosene.

Even though most of the building has been undergoing remodeling for much of last year, inside sales still averaged over \$50,000 a month, outside sales averaged over 20,000 gallons a month and lottery sales averaged over \$30,000 a month.

The building also has a separate 700 square-foot deli/restaurant area (still being remodeled with mostly new equipment going in) which can be leased out separately or kept as part of the store operation. Also at the facility is a 3,000 square-foot service station with four bays, 8' x 10' roll-up doors, three lifts, 3-phase electric and an office. The garage has its own signage, both on the building and in the air, for advertising.

The owner has just purchased another more distant facility and prefers to move. He is asking \$950,000 plus inventory for everything.

Photos are available upon request.

Industry: Retail Stores

Industry Segment: Convenience Stores

Geography: United States > Georgia > Northwest

Asking Price: \$950,000 Seller Financing: No

Reason For Selling: Owner wants to move closer to his new business

Facilities: Very good condition. Most of the building has been remodeled 2007 and early 2008.

Market Outlook/Competition: Good location, business continues to build.



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