

Texaco

Gas Station & Convenience Store

ASKING PRICE

\$2,600,000



 488 W GA Highway 49, Milledgeville, GA 31061



PROPERTY HIGHLIGHTS



3,910 SF
Building



3.04
AC Site



4 Fueling
Positions



Two Flexible
Outbuildings



Fully Remodeled
Texaco Conversion



INVESTMENT HIGHLIGHTS

- ✓ Secured Fuel Supply Contract
- ✓ Minutes from GCSU & Atrium Health
- ✓ Value-Add — Excess Land Available
- ✓ \$4.7M Consumer Spending (1-Mile)
- ✓ Approx. Fuel Volume: 43K Gallons/Month
- ✓ Approx. Store/Food Sales: \$186K/Month

EXCLUSIVELY MARKETED BY

Aysha Treadwell

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