

EVERGREEN 83



RV PARK + COUNTRY STORE

POWERED BY **weebly**

located off of I-65. The property is fully functional and boasts the following amenities:

Rv Park (8-sites)

Country Store w/ Fuel

Additional Commercial Building

Before the property closed, each of the above was producing consistent monthly revenue with the option of expanding into additional income streams with minimal upgrades. The largest viable upgrade adding 8 additional sites to the RV park; doubling the capacity.

As it sits today, the property could benefit from mild cosmetic upgrades, adding to the curb appeal, and conservatively generate the following revenue: \$546,000 - \$600,000 yearly gross.

RV Park



8 sites

30 amp, water & sewer

\$35 per night (\$1,050

month)

\$150 per week

\$500 per month

Gross Revenue:

\$4,000-\$8,400 per month

The Rv park has 8 functioning sites. Each

site has a dedicated 30 amp, water and sewer line. The lot is level with fresh grass. An added feature is the small pole barn providing access to local hunters for cleaning and dressing deer.

Country Store w/ Fuel



The country store is around 1,600 sq ft equipped with a lot of functional amenities. There have already been footers poured for expansion of the store or an outdoor patio/covering for produce. There is a 7 door walk-in cooler with display racks for beverages. An 11 camera security system with recorder and monitor

Fuel (Unleaded, Off/On road diesel)

7-door walk-in cooler

Security System

Office

Bathroom

Pizza Kitchen

Conecuh Sausage dogs

Food, Snack and Drinks

Bait & Feed

Produce

Ice

Camp Products

Propane

Gross Revenue:

surrounds the property. Motion/Glass sensors are relayed into the system. There is a large over-the-counter cigarette display. 12 gondola C-store shelving/peg board sections house various merchandise and goods. 1 gondola candy rack and 4 chip display racks. As a Hunt Bros. partner the store is equipped with a Hunt Bro pizza freezer, Hunt Bro pizza refrigerator and prep table, Pizza warmer and Pizza grab-n-go display. There is a full-size side by side refrigerator along with 2 heavy duty kitchen shelving units. A cookie oven, Bunn 3 pot coffee maker and Ice cream freezer are great for grab and go as well. Additional items include: Microwave, Office with corner desk, 3 metal file cabinet section, 3 A/C wall units, Round Kitchen table, 1 Tokheim dual dispenser mechanical gas pump, 2 Tokheim single dispenser mechanical gas pump, 3 fuel tanks and 1 TMS fuel controller system.

\$40,000 per month

Commercial Building



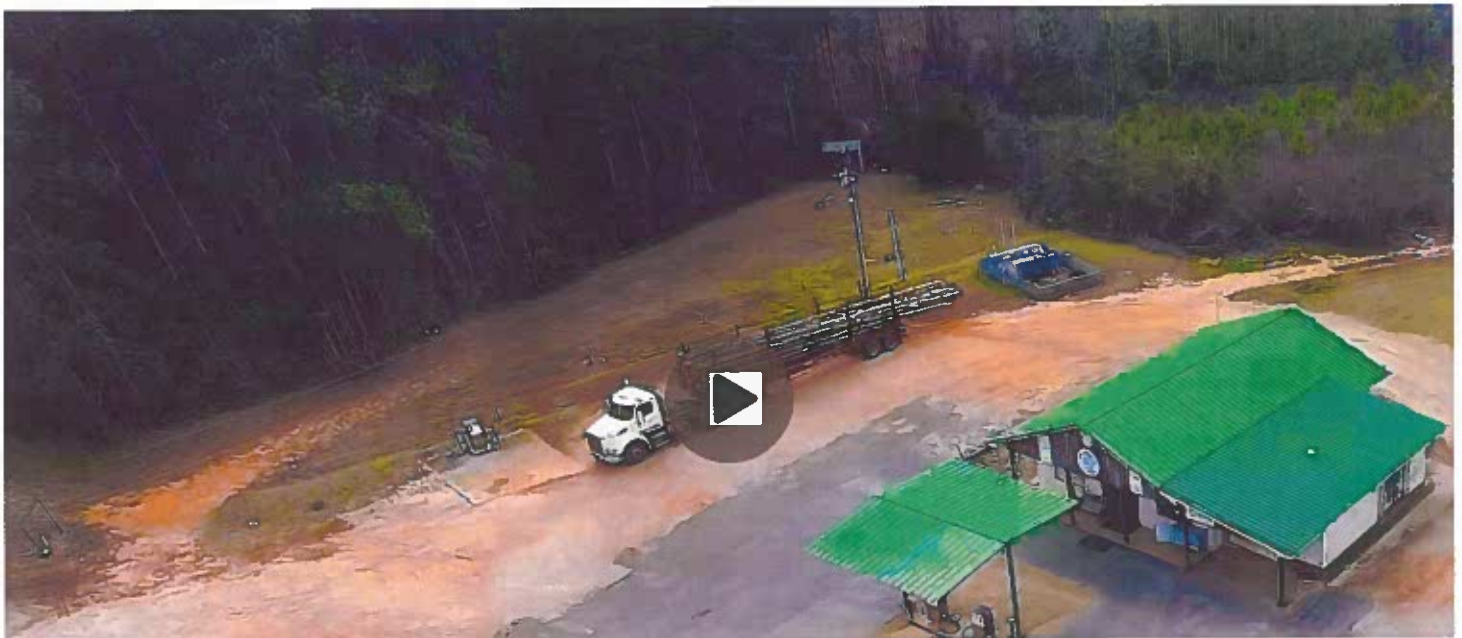
1,200 sq ft

Bathroom

Gross Revenue:

\$1,500-\$2,500 per month

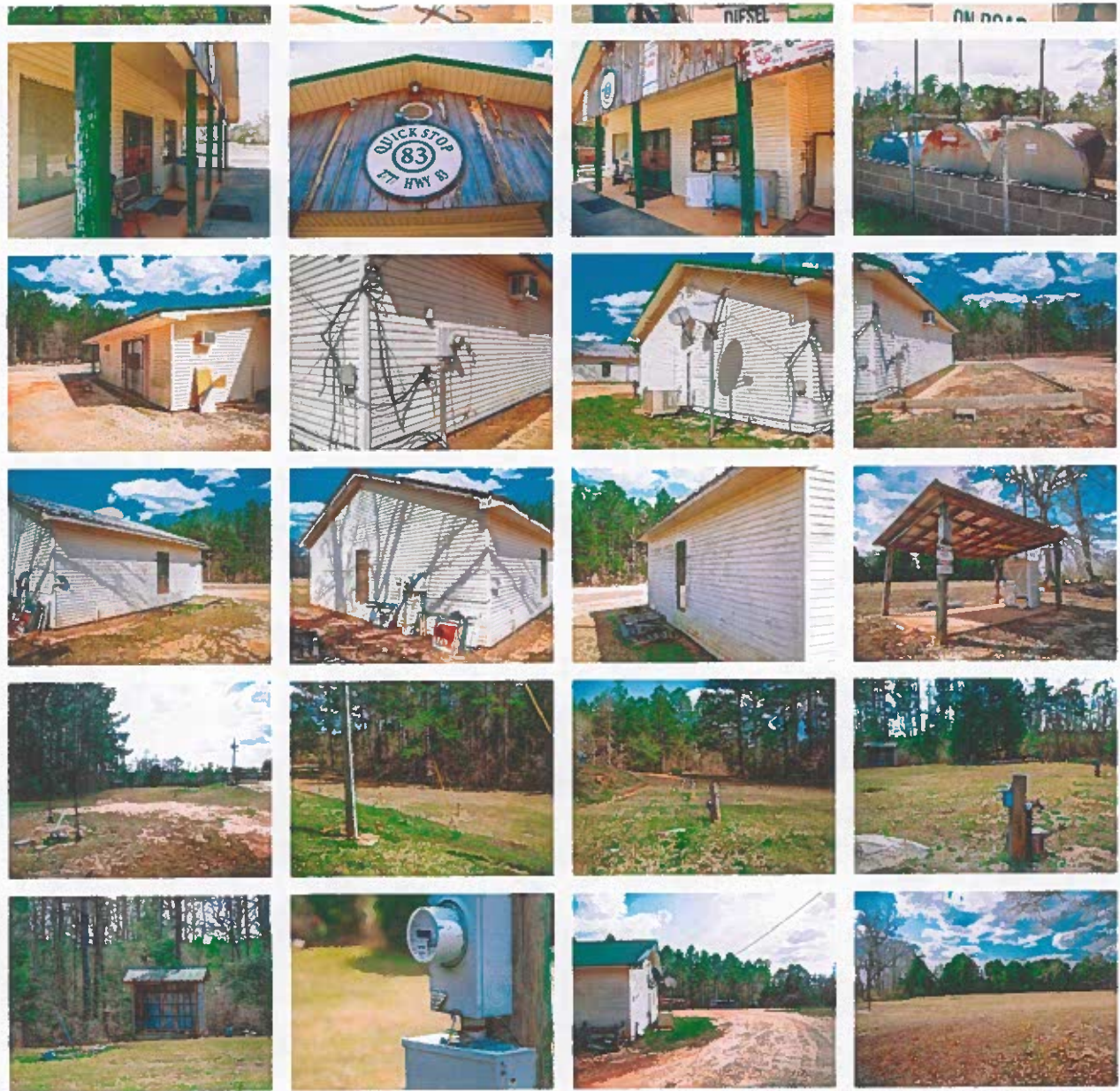
This building is a blank canvas. Equipped with a large steel door and a full bathroom, The unit can easily be leased as a commercial unit. Various inquiries have been acquired from a taxidermy satellite office to an air-bnb. The room is completely open with no internal walls besides the bathroom.





Gallery





Property Options.



Current property development.



Acreage and property lines.



Minimal upgrades | sod, blacktop, propane lease



Moderate upgrades | 8 additional sites, sod, blacktop, propane lease, signage, commercial lease

Contact Us

Let us know if you are interested in the property.

* INDICATES REQUIRED FIELD

FIRST NAME *

LAST NAME *

PHONE NUMBER *

EMAIL *

COMMENT *

