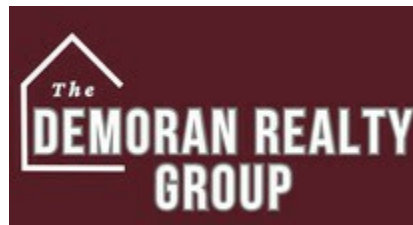




Absentee Owned Liquor Store Business

819 Us-90, Gautier, MS 39553



Philip Demoran

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Absentee Owned Liquor Store Business

\$18.00 /SF/YR

This listing is for assuming the current lease to operate the liquor store on the property and running the business. This is a turnkey business. The current tenant is asking for \$100,000 in goodwill and \$200,000 for the existing inventory. The new tenant must be approved by the landlord and be able to have a MS liquor license. Landlord will pay first 6 months' rent with acceptable lease agreement. This business is Absentee-owned and has been running with full staff and open for over a year. The POS system, security system and all fixtures are included....

- Shares space with a Marathon Gas Station
- Traffic count 36000 cars per day
- Turn Key



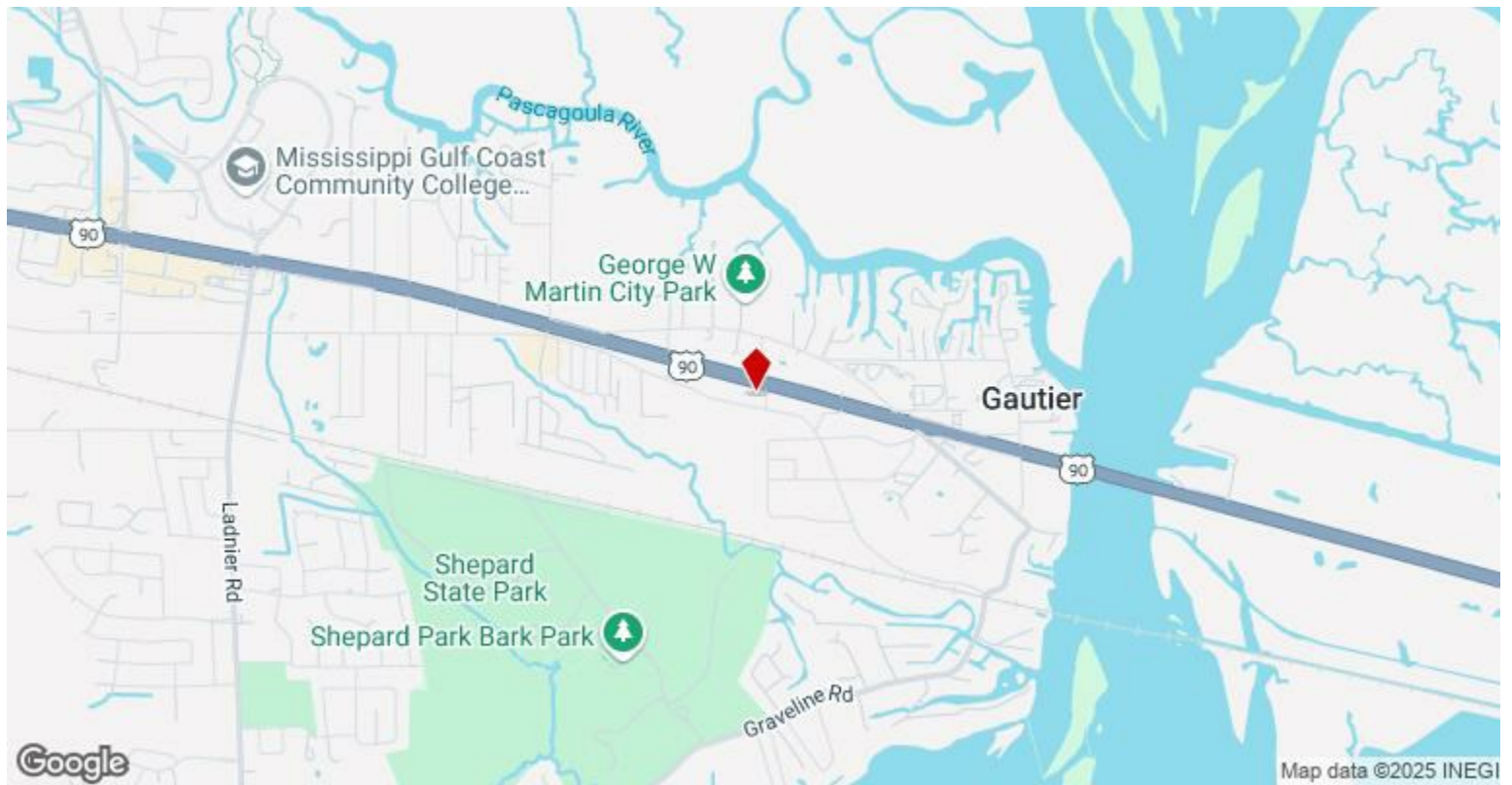
Rental Rate:	\$18.00 /SF/YR
Property Type:	Retail
Property Subtype:	Convenience Store
Gross Leasable Area:	1,800 SF
Year Built:	2008
Walk Score ®:	20 (Car-Dependent)
Rental Rate Mo:	\$1.50 /SF/MO

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1st Floor

Space Available	1,800 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Sublet
Space Use	Retail

Is located beside a Marathon Gas Station. Leasee has completely renovated



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Property Photos



IMG_3829



IMG_3830

Property Photos



Property Photos



IMG_3822

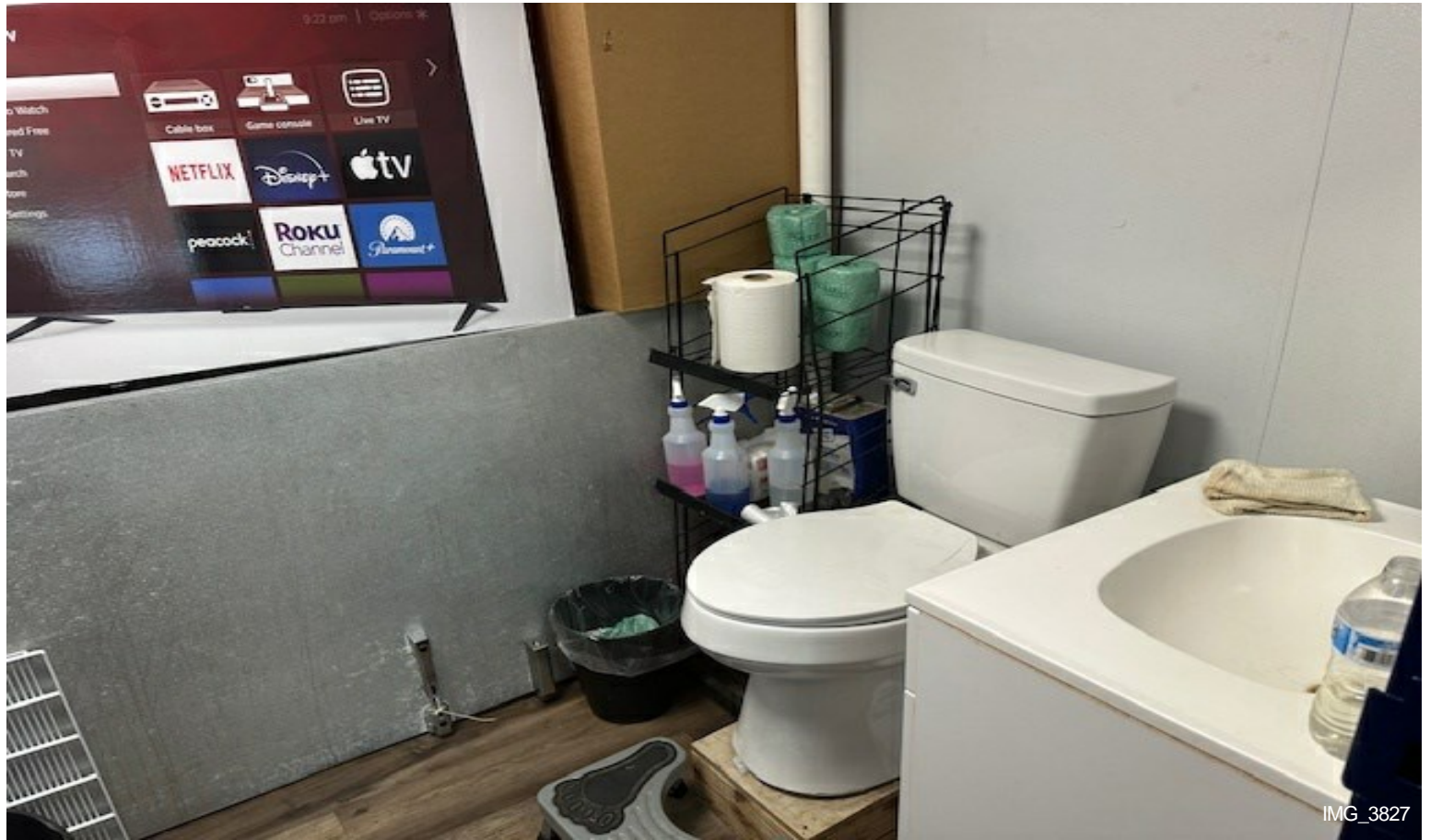


IMG_3823

Property Photos



Property Photos



IMG_3827