

**FOR SALE**  
116 CLEARFORK ROAD  
TAZEWELL, VA 24561



**APPROXIMATELY 1,500SF | CONVENIENCE STATION | OFFERED AT \$295,000**

Excellent opportunity to take over a convenience store with the ability to add operational gas pumps. This store is one of one in the area with zero competition for miles! Ready for the new owner to take over and start serving everyone in the area. The business is located at the corner of Clearfork Road and Burkes Garden Road. Clearfork sees over 2,900 cars driving by daily and Burkes Garden with almost 600. Location is near residential neighborhoods as well as other local businesses.



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All information herein, including square footage, is believed to be accurate, but not guaranteed or warranted. Any and all parties are responsible for verifying information prior to leasing.



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