

# SALE

## 1901 N BROAD ST & 19 OLD CEDARTOWN RD | GAS STATION OVERVIEW |

Floyd County



SALE PRICE      \$2,100,000

**Ben Clemons**  
Commercial Broker  
O: (678) 320-4800 | C: (202) 359-9876  
[ben.clemons@cbcmetrobrokers.com](mailto:ben.clemons@cbcmetrobrokers.com)

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COMMERCIAL  
METRO BROKERS**

# GAS STATION OVERVIEW

1901 N BROAD ST  
Rome, GA 30161



## PROPERTY DESCRIPTION

1901 N Broad St

### Monthly Income Breakdown

- Inside Sales: \$30,000
- ATM Commission: \$500
- Gas Commission: \$20,000
- COAM Commission: \$20,000 (Open COAM opportunity)
- Lotto Commission:

### Monthly Expenses Breakdown

- Power: \$1,200
- Water: \$50
- Trash: \$150
- Internet: \$200
- Payroll: \$4,400
- Insurance: \$300

### General Property Information

- Deli or Fast Food: No (future income opportunity)
- Air Pump: Yes
- Occupancy: Tenant operated

### Growth Opportunities & Benefits

- Deli or Fast Food: (future income opportunity)
- Open COAM opportunity

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# GAS STATION OVERVIEW

19 OLD CEDARTOWN RD

Cave Springs, GA 30124



## PROPERTY DESCRIPTION

19 Old Cedartown Rd

### Monthly Income Breakdown

- Inside Sales: \$23,000
- ATM Commission: \$400
- Lotto Commission: \$ 1,200
- COAM Commission: \$5,000
- Gas Commission: No Gas/ waiting on equipment for installation

### Monthly Expenses Breakdown

- Power: \$900
- Water: \$50
- Trash: \$180
- Internet: \$160
- Insurance: \$220
- Payroll: \$3,000

### General Property Information

- Deli or Fast Food: None (future income opportunity)
- Air Pump: Yes
- Occupancy: Tenant operated

### Growth Opportunities & Benefits

- Open Jobber Opportunity
- Open COAM opportunity
- Deli or Fast Food: (future income opportunity)
- Check Cashing (future income opportunity)

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## 1901 N BROAD ST & 19 OLD CEDARTOWN RD | GAS STATION OVERVIEW |

1901 N Broad St NE Rome, GA 30161



**BEN CLEMONS**

Commercial Broker

ben.clemons@cbcmetrobrokers.com

Direct: (678) 320-4800 | Cell: (202) 359-9876

### PROFESSIONAL BACKGROUND

Commercial Real Estate & Project Management Professional with over 20 years of Commercial Real Estate Services & Project/ Program Management experience ( onsite/ United States Capitol).

These services are designed to help clients navigate the complexities of the commercial real estate market to achieve their investment or occupancy goals. Successful affiliations include Commercial Real Estate Brokering to individuals and businesses involved in buying, selling, leasing, and managing commercial properties.

Project/ Program Management Services including analysis, process engineering, requirements management across multiple organizations, implementation of detailed specifications, and providing continuous team leadership. Excellent communication skills, coordinating cross-functional teams in fast-paced environments, and completing objectives within critical deadlines.

Affiliations: United States Navy | United States Capitol | Atlanta Commercial Board of Realtors (ACBR) | Georgia Association of Business Brokers (GABB) | Georgia Real Estate Commission (GREC) | NCAA Coaches Association | Maryland National Capital Park and Planning Commission (MNCPPC) |

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