

# PROPERTY UPDATE

For informational purposes only

## OVERVIEW

This opportunity involves the sale of an operating convenience store together with the underlying real estate, located in McMinnville, Oregon.

The business and property are being considered as a combined sale.

The property sits on a spacious parcel with significant unused land, offering flexibility and potential for future use or enhancement, subject to applicable regulations.

The existing configuration also presents a practical live/work setup, well-suited for owner-operators seeking proximity between business and residence.

The convenience store is fully stocked and operating.

This material is intended solely to provide a high-level overview and to help interested parties recall the opportunity previously reviewed.

## HIGHLIGHTS

-  **Location:** McMinnville, OR
-  **Lot Size:** ~0.225 Acres
-  **Building Size:** ~3,000 sf
-  **Asset Type:** Convenience store business with Real Estate
-  **Operating Status:** Fully stocked and operational
-  **Use Potential:** Suitable for live/work arrangement

## NEXT STEPS

Parties interested in confirming continued interest are asked to complete the information request form referenced in the accompanying email. Only selected potential buyers will be contacted regarding next steps.

This material is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any business or real property. Any offering, if made, will be subject to terms, conditions, and qualifications as determined by the seller and applicable law. Information provided herein is deemed reliable but is not guaranteed, and interested parties should conduct their own independent due diligence. The sale of the business and real estate is being considered as a package and is subject to change without notice.