

ESTABLISHED STORE WITH RESTURANT & APARTMENT ON RT 29

10761 Thomas Nelson Highway, Lovingson, VA 22949



OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	1.71 Acres
Building Size:	4,279
Zoning:	B1
MLS#:	673260

PROPERTY OVERVIEW

Sunny Mountain Store - Turnkey Convenience Store, Gas Station, and Restaurant for sale along 29 with over 16,000 vehicles per day! This well-established location offers multiple revenue streams, including a fully equipped convenience store, active fuel pumps, and a popular on-site restaurant ("Indian Oven"). The property benefits from excellent visibility, steady daily commuter flow, and strong local customer loyalty. The site is well-maintained, has undergone extensive renovations in the past couple of years, and is ready for a new owner to step in and operate from day one. With a 2 bed/1 bath apartment on the second floor, it would be a great opportunity for an owner/operator. You are welcome to visit the location but please DO NOT speak with staff or customers regarding a sale. Inventory will be valued and added to final sale price prior to closing. See the attached document with links to store & restaurant reviews.

LOCATION OVERVIEW

From exit 118 on I-64, proceed 27 miles down Rt 29 and the store will be on your right

For More Information:

Isaac Grant
540.448.1588
isaac.grant@cottonwood.com

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Additional Photos

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For More Information:

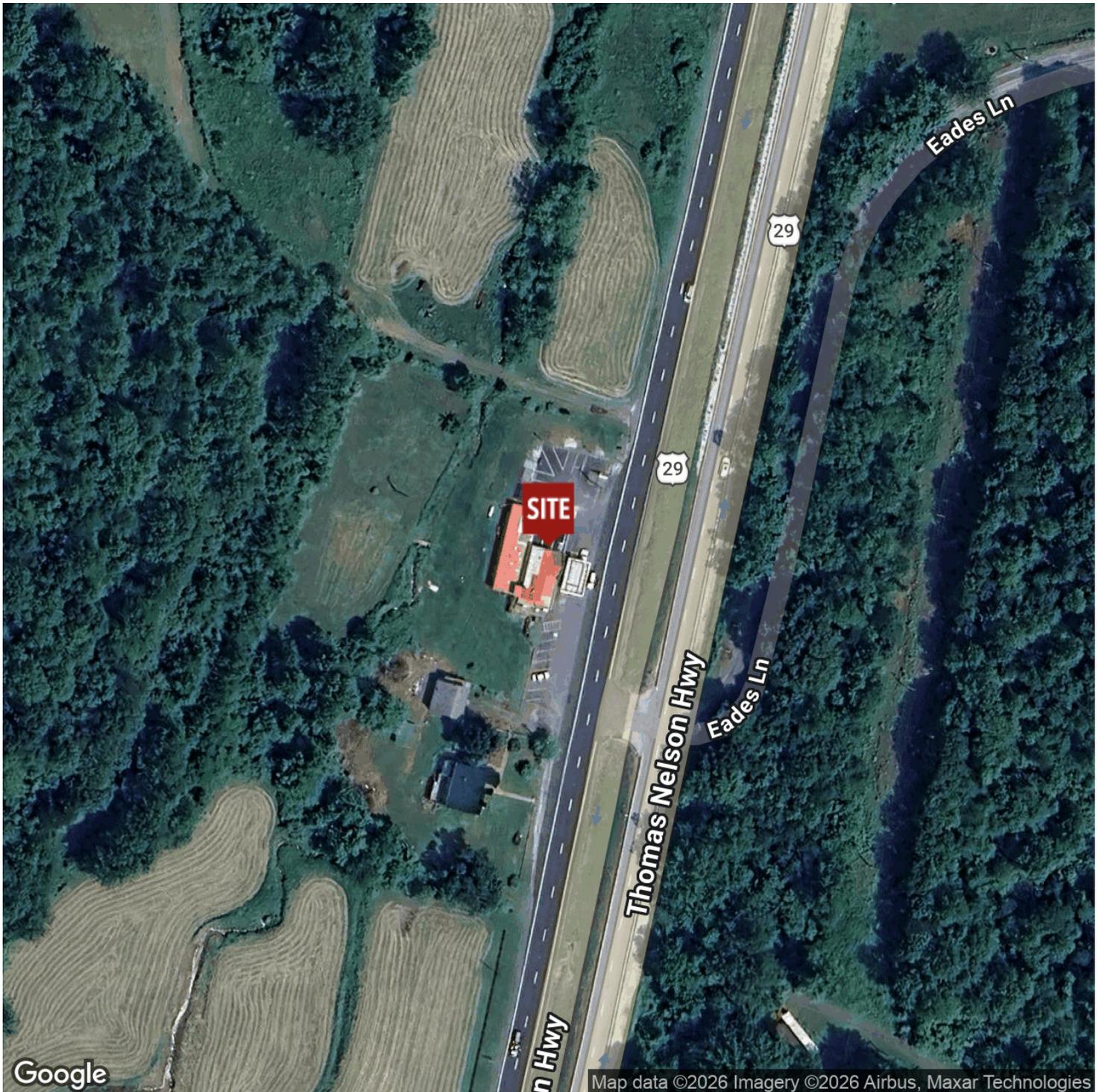
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