

# CONVENIENCE STORE FOR SALE

9471 US HWY 80 WEST

5,000 SF  
1.02 AC

**ASKING PRICE \$600,000**  
**\*PLUS INVENTORY\***



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## PROPERTY INFORMATION

- Includes all shelving and coolers
- Store has small liquor store end cap
- There are four (4) gas pumps that are not working and there is no gasoline in the tanks/no contract
- Building has new roof and new H-VAC (±2 years old)
- Store is not branded
- 9.5 miles from Roberta, GA at Crossroads of US 80, Oliver Grove Church road & Pleasant Church Road
- Asking \$600,000 including store plus inventory
- Store is labeled as a fixer-upper
- Can add gaming machines



9471 US HWY 80



# PROPERTY PICTURES

