

# Retail For Sale

Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

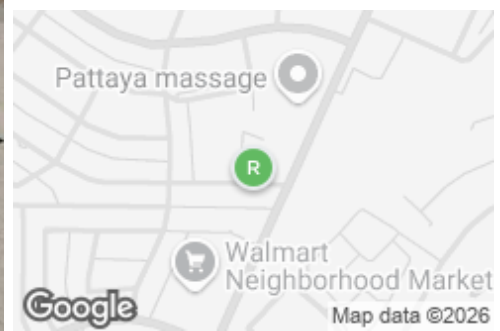
## Snack & Tackle - Business & Real Estate

Retail: Freestanding For Sale

Prepared on March 25, 2026

5102 Knickerbocker, San Angelo, TX, 76904

1 of 1 Listings



### Listing Details | Retail For Sale

Secondary Uses	<b>Specialty</b>
Total Available Space	<b>3,560 SF</b>
Asking Price	<b>\$899,000</b>
Listing Price Per SF	<b>\$252.53</b>
Cap Rate (Actual)	-
Total Expenses	<b>\$7,304</b>
Investment	<b>Yes</b>
Signage	<b>On Building &amp; Free-Standing</b>
Show Instructions	<b>Call broker</b>
Tax Year	<b>2025</b>

Real Estate Taxes	<b>\$7,304 in 2025</b>
Vacant	<b>No</b>
Available Date	<b>Now</b>
Days On Market	<b>9 days</b>
Date Listed	<b>3/16/2026</b>
Last Modified	<b>3/25/2026</b>
Listing ID	<b>44579461</b>
Owner Occupied	<b>Yes</b>
Parking Spaces	-

### Description

Real Estate and Business FOR SALE - Well Established and Operating Convenience Store over 30 years. 3,560 sqft store, sales include beer/wine, fishing gear and general supplies. Lottery sales account for a substantial portion of income. Seller will help to train new owners in the transition as needed, part time operations currently provide over \$80K per year. Gas tanks have been removed. The price includes the real estate as well as business and inventory.

### Property Features

#### Location Details

Address	<b>5102 Knickerbocker, San Angelo, TX, ...</b>
Zoning	<b>CG/CH</b>
County	<b>Tom Green</b>

Parcels	<b>R3489</b>
Name	<b>5102 Knickerbocker Rd</b>

## Building Details

Sub Type	<b>Freestanding</b>
Building Status	<b>Existing</b>
Building Size	<b>4,359 SF</b>
Land Size	<b>0.43 Acres / 18,878 SF</b>
Number of Buildings	<b>2</b>
Number of Floors	<b>1</b>

Year Built	<b>1981</b>
Primary Constr. Type	<b>Framed</b>
Occupancy Type	<b>Single Tenant</b>
Parking Spaces	-
Parking Ratio	-

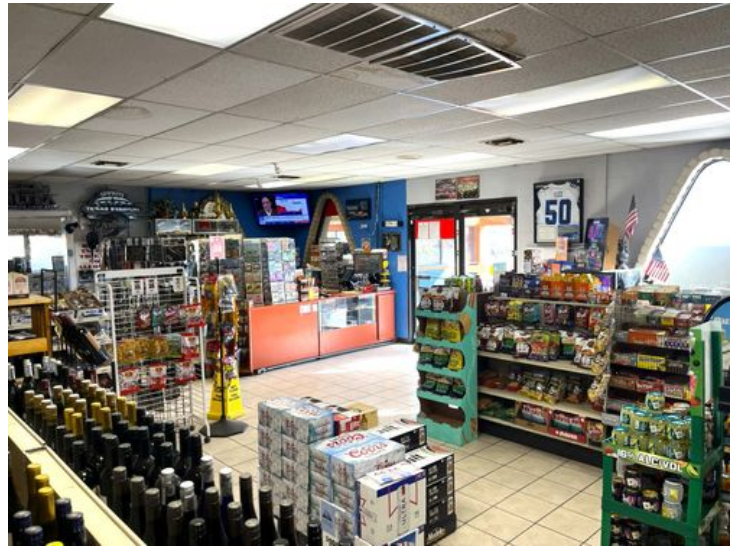
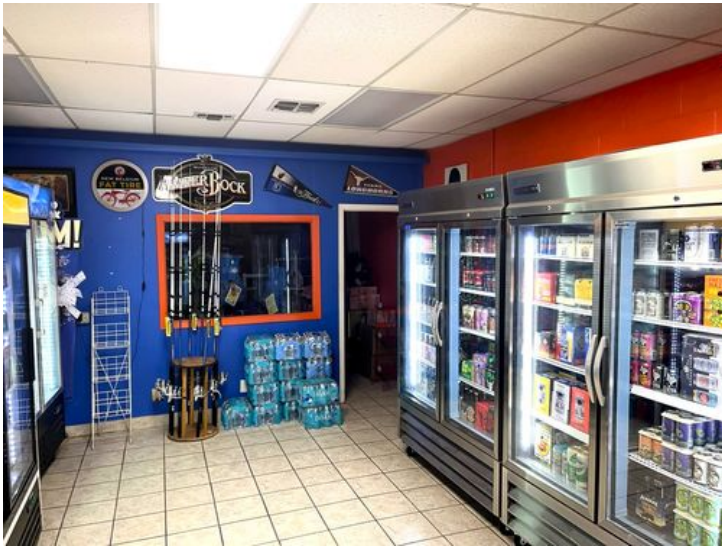
## Property Listings

1 Listing | 3,560 SF | \$899,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	C-Store	-	3,560 SF	\$899,000	Now

## Additional Photos







## Contact



**Brandon K Sanders**

325-653-1489

[brandon@steeveustisrealestate.com](mailto:brandon@steeveustisrealestate.com)



Steve Eustis Co