

# FOR SALE

## HIGH-POTENTIAL GAS STATION & REAL ESTATE PACKAGE

 1656 US HWY 221 N  
DOUGLAS, GA



**PROFITABLE BUSINESS.**  
**PREMIUM REAL ESTATE.**  
**PRIME LOCATION.**

Outstanding opportunity to acquire a profitable gas station business with significant real estate upside in a prime Douglas location. This package includes the gas station business, building, and approximately 7.5+ acres of additional land, creating multiple opportunities for future commercial development and income growth.



ASKING PRICE:  
**\$1,950,000**

### INCLUDES

-  BUSINESS & BUILDING
-  5.5 ACRES COMMERCIAL LAND
-  1.5-ACRE INCOME-PRODUCING LOT
-  0.5-ACRE PARCEL BEHIND STATION



### BUSINESS HIGHLIGHTS

- Inside Sales: ~\$75,000/month
- Lottery Commission: ~\$3,000/month
- Gas Volume: ~12,000 gallons/month
- ATM Income: ~\$500/month
- Air Machine Income: ~\$500/month
- Additional Lot Income: ~\$1,500/month
- COAM (Gaming Machines) opportunity expected to be available in ~9 months
- Open Gas Contract at Closing
- 3 Fuel Pumps with 6 Nozzles
- Currently operated primarily by employees
- Excellent opportunity for an owner-operator to increase profitability and improve operations

### PREMIUM LOCATION

- High-visibility location directly on US Hwy 221 N in Douglas, GA
- Strong community presence with a large residential neighborhood located directly behind the store
- Excellent street frontage and easy access
- Limited direct competition in the immediate area
- Strong long-term growth potential

### REAL ESTATE INCLUDED

- Gas station building and business
- Approximately 5.5 acres of commercial land adjoining the property, ideal for future commercial development
- Additional 1.5-acre lot generating ~\$1,500/month in income
- Additional 0.5-acre parcel located behind the gas station
- Total package offers substantial land value and development potential (~7.5+ acres total)

### FINANCIAL SUMMARY

INSIDE SALES	~\$75,000 / MONTH
LOTTERY COMMISSION	~\$3,000 / MONTH
GAS SALES	~12,000 GAL / MONTH
ATM INCOME	~\$500 / MONTH
AIR MACHINE INCOME	~\$500 / MONTH
ADDITIONAL LOT INCOME	~\$1,500 / MONTH



**PERFECT OPPORTUNITY FOR AN OWNER-OPERATOR OR INVESTOR  
SEEKING A PROFITABLE BUSINESS WITH SUBSTANTIAL  
REAL ESTATE VALUE AND FUTURE DEVELOPMENT POTENTIAL.**




Serious inquiries only.  
Financial information available to qualified buyers.


LISTING PRESENTED BY:



## ALKESH LIMBACHIA

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LISTING BROKER:



 1656 US HWY 221 N, DOUGLAS, GA

HIGH VISIBILITY. STRONG COMMUNITY. ENDLESS POTENTIAL.