

FOR SALE

Cash Flowing Business Opportunity

\$85,000



Gas Station - Convenience Store

Strong opportunity to acquire a well-located convenience store with fuel sales exceeding \$18,000 per month. Positioned along a high-traffic corridor with excellent exposure, this business benefits from steady customer flow and strong visibility.

The property offers additional revenue potential with a dedicated food truck space available for rent on-site, along with a fully equipped kitchen available for lease—ideal for expanding prepared food operations or creating an additional income stream.

With monthly rent of \$3,075 and all maintenance handled by the landlord, expenses remain predictable and manageable. This is a business-only sale (no real estate included), offering a streamlined path for an owner-operator or investor seeking a turnkey opportunity.

PRESENTED BY:



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