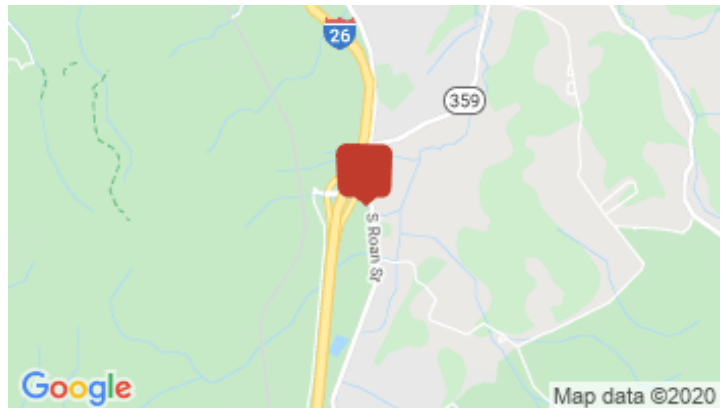


Gas Station with 3 apartments

3206 S Roan St, Johnson City, TN 37601



Listing ID:	30570722
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Convenience Store, Service Station/Gas Station
Sale Price:	\$599,900
Unit Price:	\$166.64 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Johnson City
County:	Washington
Tax ID/APN:	010072 02400
Zoning:	B-3
Property Use Type:	Investment, Vacant/Owner-User, Business
Building/Unit Size (RSF):	3,600 SF
Property Visibility:	Excellent
Tenancy:	Multiple Tenants



Overview/Comments

Property sits on 6.17 acres +/- off of Exit 27 Interstate 26 (Okolona Exit). There are three apartments above the store that bring in a total of \$1,275 a month. There is also a single family residents that brings in \$475 a month.

Store has great potential. It was doing approximately \$45,000 in inside sales and 21,000 gallons a month in gas gallons. The store is currently shut down.