



FOR SALE
Real Estate & Convenience Store On 2.23 Acres
11859 STATE HIGHWAY 96 MILLER, MISSOURI 65707



*Offered
Exclusively
by:*

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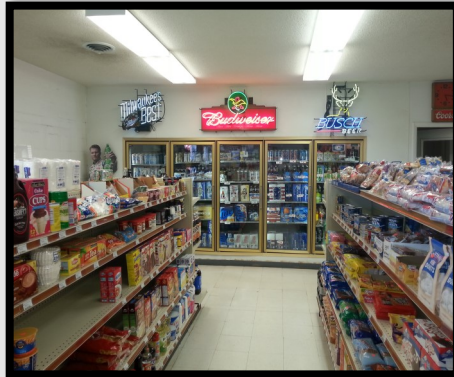
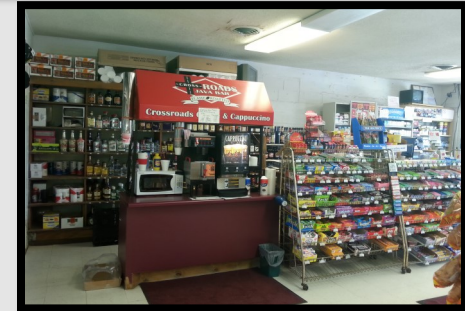
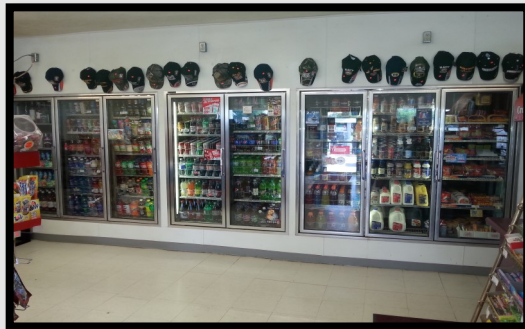
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Former successful convenience store. Located at the intersection of Missouri Hwy 96 and Missouri 39 south of Miller Missouri and north of Mt. Vernon Missouri; on 2.23 acres. 4 above ground fuel tanks; two 6,000 gallon regular; one 3,500 gallon for diesel; one 2,000 gallon with super; 2 double pumps (4), with auto-pay; and under canopy. Space for restaurant and liquor. Business recently closed. Environmental issues in the process of being resolved. Owner will leave up to a declining balance of \$25,000 in Escrow at closing for additional environmental testing.

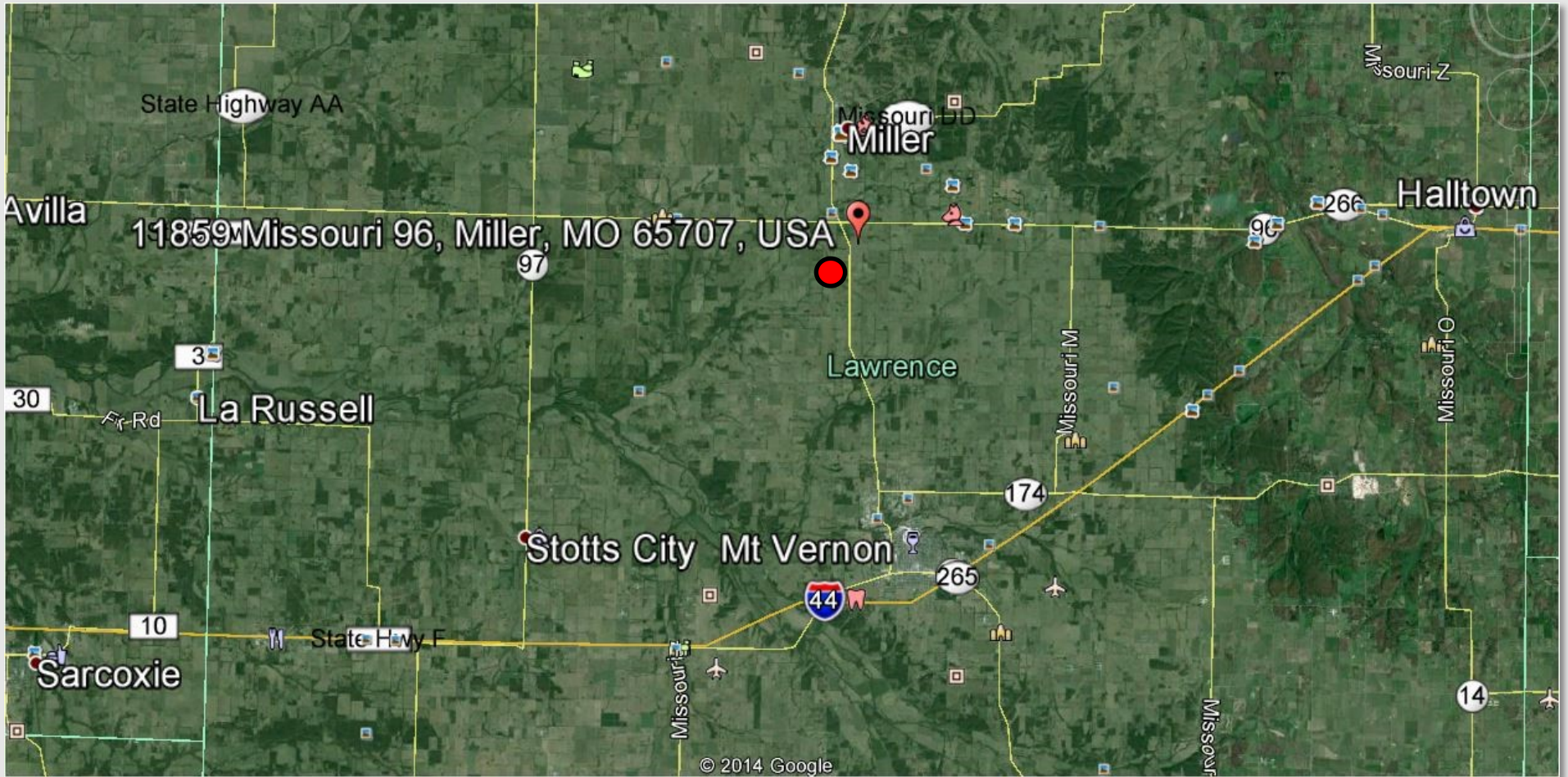
"As Is "List price: \$239,000

Picture Gallery
All pictures prior to closing



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DISCLAIMER

The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty.

You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision.

It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters.

Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.

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