

### PROPERTY SPECIFICATIONS

Bus. For Sale: \$104,900

Lease Rate: \$24,000/Yr

Available SF: 2.330 SF

Zoning: Commercial

Parking: Private 11+

Signage: Exterior/Roof

MLS#: 569062

Own Your Own Business And Lease This Recently Renovated Country Store.

### AT A GLANCE

- Asking Price for Business is \$104,900. Real Estate NOT included.
- Annual Gross Revenue of store averages \$475,000.
- Lease Price for building only is \$24,000/year for a 3-5 year term with store operator paying taxes, insurance, and utilities related to business.
- Recently renovated store of 2330 sq. ft. includes retail space, storage/ office area, kitchen, deli, beer cave, and outdoor dining pavilion.
- Regular and Diesel gas pumps as well as Kerosene and Propane for sale. Items for sale include groceries, convenience items, ready-to eat foods, beer & wine, tobacco products, lottery tickets, etc.
- Partial owner financing may be available to qualified buyers.

### FORT VALLEY COUNTRY STORE

7091 Fort Valley Road, Fort Valley, VA 22652

#### **SALE HIGHLIGHTS**

- Located at 7091 Fort Valley Road, Fort Valley, Virginia 22652 in Shenandoah County.
- Recently renovated store of 2330 sq. ft. includes retail space, storage/office area, kitchen, deli, beer cave, and outdoor dining pavilion.
- Asking price for Business is \$104,900. Real estate is not included.
- Annual Gross Revenue of store averages \$475,000 and Asking Price is \$104,900 to own your own Business.
- Regular and Diesel gas pumps as well as Kerosene and Propane for sale. Items for sale include groceries, convenience items, ready-to-eat foods, beer & wine, tobacco products, lottery tickets, etc.
- Partial owner financing may be available to qualified buyer.
- Lease price is \$24,000/year for a 3-5 year term with store operator paying taxes, insurance, and utilities related to business.
- Close community of 600+ households with nearest store with gas over 25-minute drive in any direction.
- Popular tourist area for hunters, fisherman, cyclists, hikers, campers, ATV riders, rock climbers, etc.







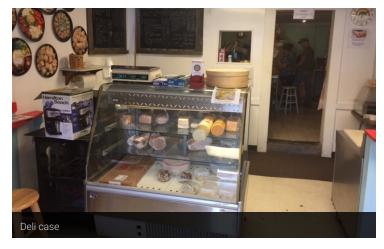
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### **Additional Photos**













For More Information:

## FORT VALLEY COUNTRY STORE

7091 Fort Valley Road, Fort Valley, VA 22652

## **Location Maps**





