

FORT VALLEY COUNTRY STORE

7091 Fort Valley Road, Fort Valley, VA 22652

RETAIL BUSINESS FOR SALE WITH PROPERTY FOR LEASE



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.



For More Information:

Donn Meyerhoeffer

540.246.6060

Donn.Meyerhoeffer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

FORT VALLEY COUNTRY STORE

7091 Fort Valley Road, Fort Valley, VA 22652

Additional Photos



Storefront with gas pumps



Beer cave



Deli case



Meat slicer



Consignment for sale



Sandwich prep station

For More Information:

Donn Meyerhoeffer

540.246.6060

Donn.Meyerhoeffer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

FORT VALLEY COUNTRY STORE

7091 Fort Valley Road, Fort Valley, VA 22652

Location Maps



For More Information:

Donn Meyerhoeffer

540.246.6060

Donn.Meyerhoeffer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE