

For Sale:

***The
Professionals
Group, LLC***

CONVENIENCE STORE / GAS

| | |
|--|--------------------|
| PURCHASE PRICE: | \$380,000 |
| LAND & BUILDING: | \$213,000 |
| ASSETS: | \$34,650 |
| REVENUE: Annualized (10 months) | \$876,588 |
| CASH FLOW: Annualized (10 months) | \$106,562 |
| LOCATION: | Eastern, SD |

This profitable C-Store has been operating for more than 20 years. It is operated as a partnership and staffed by 1 full-time and 6 part-time employees. The seller(s) have owned this business for the past year and have experienced excellent growth. The fuel contract is transferrable. In the last year the store pumped more than 40,000 gallons of diesel and more than 300,000 gallons of gasoline in . In a small rural town, many customers are local. Only one other competitor is in the area. Marketing is conducted through the use of Radio and Newspaper ads. Equipment owned and included in the sale is valued at \$34,650. Items such as coffee, cappuccino, microwaves, ATM machine, Coke machine, and movies are not owned by the company. The land and building are included in the sale for \$213,000. The building that houses the business is approximately 42 x 36. Land size is approximately 1 acre with 10 -12 parking spaces located directly across from the city high school. Inventory averages \$20,000. This opportunity produces a nice cash flow situation for a buyer to operate a good business and provide a welcomed service to the community residents. The seller(s) will assist a buyer with a successful transfer.

For More Information Contact:

Vern Bamsey, Broker Associate

605-480-3033 vern@theprofessionalsgroup.com

3922 S. Western Ave., Sioux Falls, SD 57105

605-275-7650 — 866-275-7650 — fax 605-275-7655

April Boucher, Broker

www.theprofessionalsgroup.com