

157 E. Market Street  
Martinsville, Virginia  
\$475,000.00

This gas station/convenience store presents an excellent opportunity for an owner/operator or as an investment property to lease to an operator. The 3,300 +/- sf building sets on approximately one acre at the NWC of Market Street and Ellsworth Street in Martinsville. AADT (2009) at the intersection is 10,500. Until recently, this station had outdated MPD's which did not have card readers; consequently fuel sales suffered. Inside sales have always been strong and the convenience store is equipped with a full kitchen.

Included with the sale are all equipment and fixtures. Presently, the facility is leased on a month to month basis and inventory is the property of the lessee. Were a purchaser to want to acquire the inventory, the purchaser will have to deal directly with the current operator, not the owner of the real estate, to effect that purchase.

The facility was built in 1989. A new 10T air conditioner has been installed recently. The roof is ten years old and the exterior has been painted. Overall the building is in very good to excellent condition.

The station has three ten thousand gallon petroleum UST's for gasoline and one two thousand gallon UST for diesel. There are four two sided MPD's which were installed in the fall of 2010 for gasoline and one diesel pump. These have card readers. All inspections and tests are current.

Inside, the restaurant equipment includes two fryers, oven, six burner stove, three bay sink and a large two door commercial refrigerator. There are three booths and one eight top table. The convenience store section contains normal shelving, racks and coolers.

In addition, there is a 1,750+/- sf building that is leased and used for automobile detailing. This building is leased separate from the convenience store and currently is rented for \$4,800 per year. The tenant has been in this location for more than ten years.