

Beautiful C-Store w/ Gas Station & Rental Income

Great Location near Recreational Lake – Multiple Revenue Streams – Well Established
Northwest Arkansas

Financials

Asking: \$899,000

Gross: \$2,175,467

Cash Flow: \$113,600

Tangible Assets: \$1,019,956 (included in asking price)*

Business Summary

Ideally situated on a busy thoroughfare on the way to a recreational lake and national park system, this profitable convenience store with branded gas station benefits from its desirable location, many revenue streams and long-standing reputation in the community: There has been a gas station located on this popular local site for over 14 years!

This business has been owner-operated since 2003, and underwent extensive renovations and a recent brand re-imaging. In addition to the C-store and gas, this business offers a fast food grill – famous for its giant burgers and ice cream cones – free wi-fi connection, and has steady income from three additional on-site tenants. While sales peak from May through September, this business enjoys year-round patronage from nearby residents in one of the fastest-growing communities in the area.

The Seller is an industry veteran, and has kept meticulous records for the business since purchasing it from the previous owner in 2003. Financial highlights include:

Inside sales	\$39,250/month
Gasoline sales	52,000 gallons/month
Diesel sales	7,000 gallons/month
Rental income	\$3,800/month

In addition to its multiple revenue streams and reputation as a destination for both local residents and travelers, this business is also distinguished by a loyal and dedicated staff. Product lines offered include: gas, diesel, propane, outboard and car oils, maps, copies and faxes, phone cards, greeting cards, block and bag ice, fishing tackle and bait.

General Information

Employees: 4 FT; 6 PT

Facilities: At approximately 11,000 square feet, the main building (built in 1996) sits on 3.76 acres and is made of wood truss construction with 12" concrete block sidewalls. The convenience store occupies 1,200 square feet of the main facility, while the remainder is rented out by two tenants for complimentary business enterprises and used for the grill. A detached 400 square foot log cabin with separate electric meter sits on the property, and is fully rented. A commercial appraisal of the property was performed in October of 2006, and valued the real estate at \$814,000 (a copy of the report will be made available to qualified buyers).

This business has a total of 24 fueling points, with four dual-sided gas pumps (three nozzles per side) located under one canopy, and five diesel fueling points located under a separate canopy. The gas pump dispensers interface with the store's Ruby Supersystem POS. *[FF&E and Inventory are valued at \$180,956 and \$25,000 respectively.]*

Market Outlook

Competition: This heavily-trafficked area has one competing business located across the street. There is currently weak competition for the grill and other ancillary services located on the premises of this business.

Growth/Expansion: This business is poised to continue taking advantage of the enormous growth in Northwest Arkansas, which was recently named as one of the top 25 “recession resistant” parts of the country. Surrounding traffic, homes, vacation rentals and campgrounds will continue to draw new and existing customers.

This business is located in Northwest Arkansas, which is ideally situated in the geographic center of North America and surrounded by the natural beauty of the Ozark Mountains. Consistently voted one of the “most livable” parts of the country with one of the top-performing and fastest-growing economies, NWA is home to corporate giants like Wal-Mart, Tyson Foods and J.B. Hunt Transport Services, as well as the University of Arkansas. The area is served by Northwest Arkansas Regional Airport (XNA), which offers daily non-stop jet service to more than 15 major U.S. cities and is currently expanding. This business is poised to continue taking advantage of the area’s explosive growth.

About the Sale

Support/Training: Seller will provide two weeks of training at no cost.

Reason Selling: Other business interests

Seller Financing: Negotiable to qualified buyer

Listing Info

Listing #1184
Contact: Chris Taylor, MBA
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** Tangible assets include FF&E, inventory and real property assets owned by the corporation*



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