

GAS STATION/ CONVENIENCE STORE/ LIQUOR BUSINESS FOR SALE

EAST POINT MARKET

1540 19th Street, Lubbock, TX 79403



TOTAL BUILDING SIZE:	3,400 SF
LEASE RATE	\$3,250 Per Month + (NNN)
LIQUOR STORE:	1,200 SF
GAS STATION:	2,200 SF
CANOPY SIZE:	1,540 SF
LEASE TERM:	5 Years
LOT SIZE:	0.48 Acres (Appraisal)
YEAR BUILT:	1992

PROPERTY OVERVIEW- (CONFIDENTIAL) CONTACT AGENT ONLY (CONFIDENTIAL) Please do not contact store personnel.

Well established gas station, convenience, & liquor store located on a busy corner. This business is ready for a new owner to lease the building, and take over the business operation for \$25,000 plus \$80,000-\$100,000 for existing inventory. Lease includes liquor, drive-thru, 3 gas pumps with 6 stations under canopy. Business has 2 managers, 2 full time shift workers, and 2 part time employees and has been established for approximately 8 years.

Potential For Growth: New owner could brand gasoline, increase liquor store selection, and add food franchises.

Email agent for sales and expense information. Interested party must sign Non Disclosure Agreement and provide proof of financial capability of purchase before any information can be released.

(CONFIDENTIAL) PLEASE DO NOT CONTACT STORE PERSONNEL.

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
O: 806.239.0804
lubbockcommercial@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated Lubbockcommercialrealestate.com

GAS STATION/ CONVENIENCE STORE/ LIQUOR BUSINESS FOR SALE



1540 19th Street, Lubbock, TX 79403



KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
0: 806.239.0804
lubbockcommercial@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated Lubbockcommercialrealestate.com

GAS STATION/ CONVENIENCE STORE/ LIQUOR BUSINESS FOR SALE

1540 19th Street, Lubbock, TX 79403



KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
0: 806.239.0804
lubbockcommercial@gmail.com

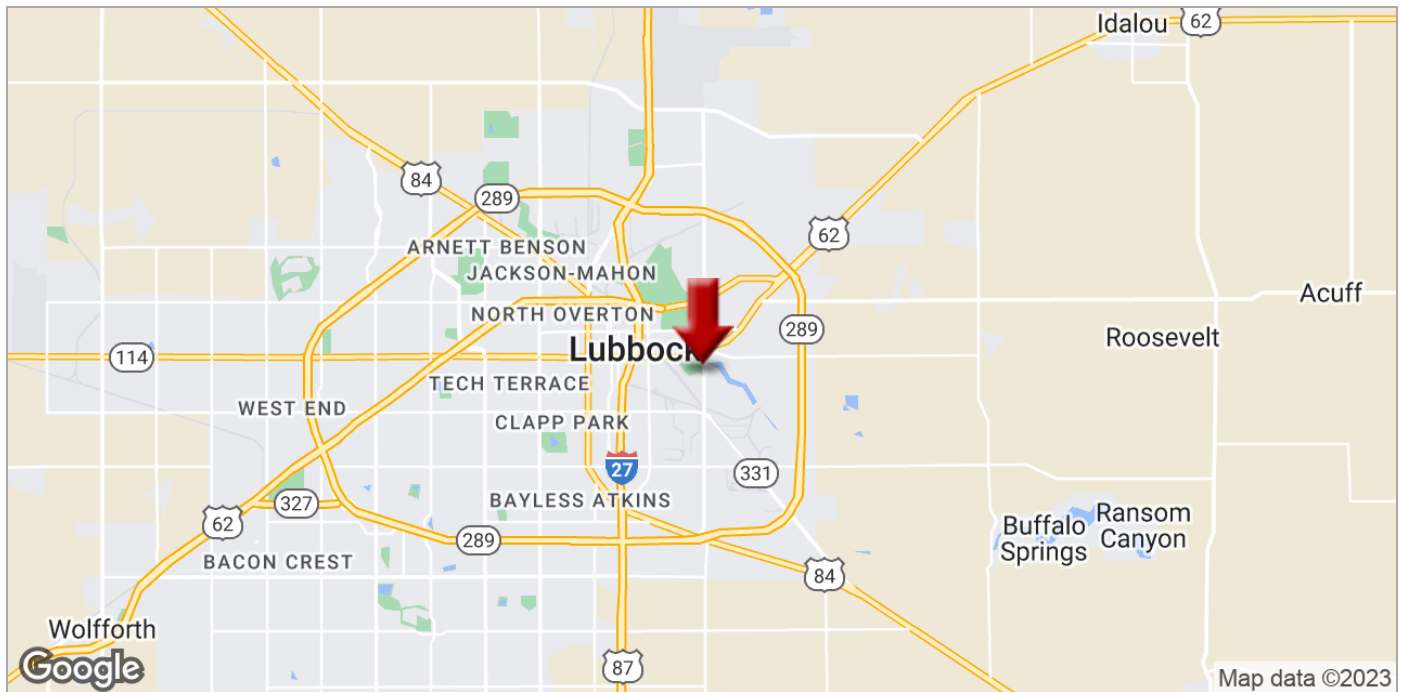
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated Lubbockcommercialrealestate.com

GAS STATION/ CONVENIENCE STORE/ LIQUOR BUSINESS FOR SALE



1540 19th Street, Lubbock, TX 79403



KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
O: 806.239.0804
lubbockcommercial@gmail.com

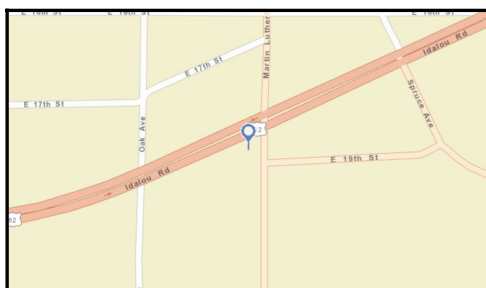
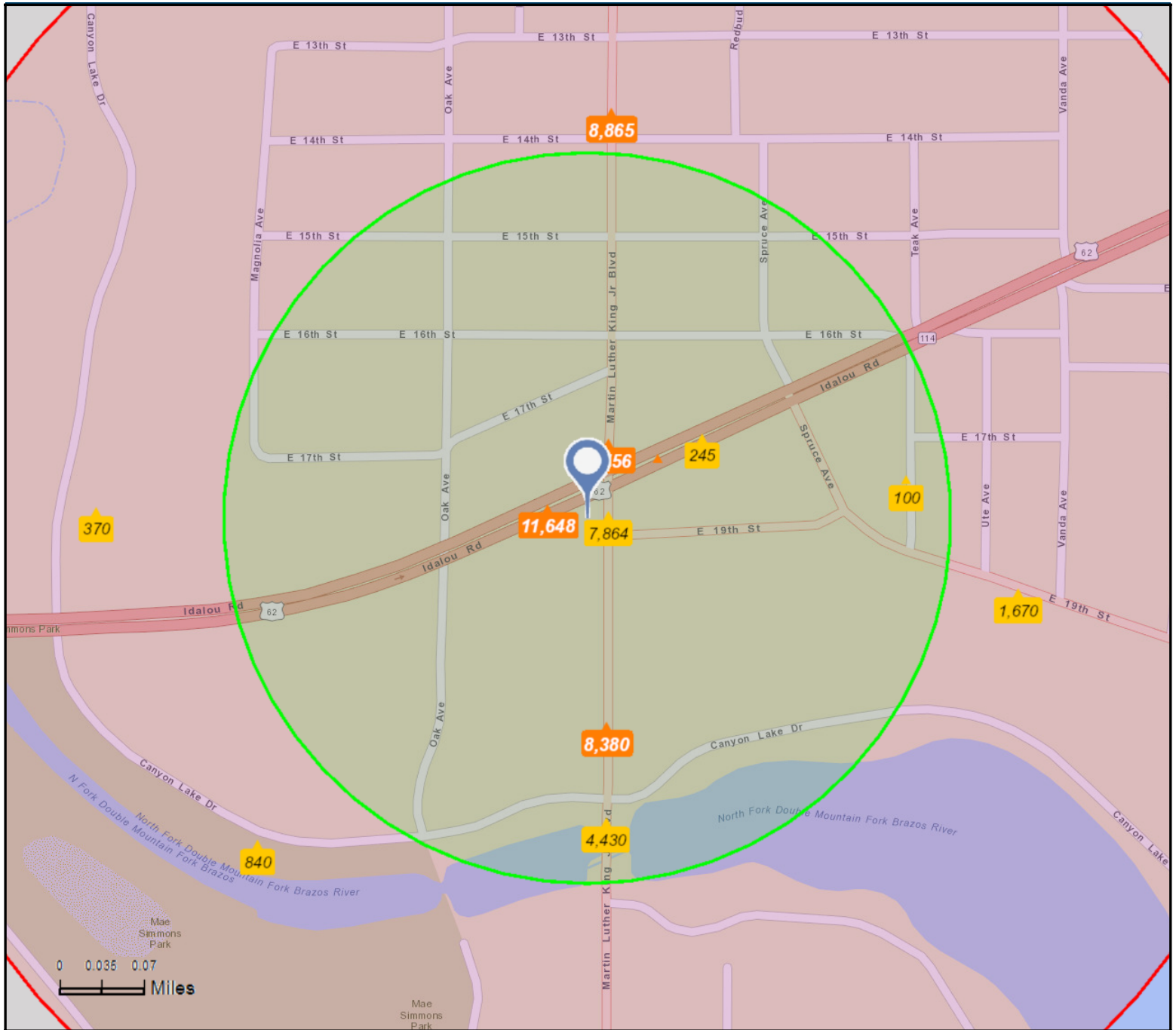
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated Lubbockcommercialrealestate.com

Traffic Count Map - Close Up

1540 E 19th St, Lubbock, Texas, 79403
Rings: 0.25, 0.5, 0.75 mile radii

Prepared by Esri
Latitude: 33.57916
Longitude: -101.81865



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

September 28, 2016