

For Sale
Convenience Complex
4,098 SF on 1.14 Acres



238 S. State Avenue

Hampton, Illinois

Sale Price: \$650,000

Property Features

- Full service convenience complex
- Zoned commercial; located on the Great River Road and serving the Mississippi River corridor
- Turnkey operation and willing to train by agreement
- Future opportunities include video slot machines and pour liquor license
- Potential for additional space expansion
- Newer pumps and underground tanks for diesel, regular, premium and 50/50 split



Dwayne R. Anderson, CPA, PFS, ALC

Commercial Broker & Accredited Land Consultant

direct: 563.823.5130 call or text: 309.781.5490

email: danderson@ruhlcommercial.com





Jim Weir

Broker Associate call: 309.236.7399

email: jweir@ruhlcommercial.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

5111 Utica Ridge Road Davenport, IA 52807 563.355.4000 ruhlcommercial.com