219 Fordtown Road, Fall Branch, TN 37656

$765,000 · MLS #9993054 · www.brphomes.com/mls/9993054



3,960	1980	0.49
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1980
Lot Acreage: 0.49
City Taxes: $0
County Taxes: $1,757.20

Description

Have you been waiting to own your own business! Here is your chance. Great investment property. Turn-key convenience store and gas station with an on-site deli (known as "Munchies") -- all equipment in place and ready to generate revenue. Property includes a spacious upstairs 4-bedroom, 2-bath apartment -there is already a renter in place. High-visibility, proven operations, and immediate opportunity for new ownership to step in and grow. Realtor does have financials for review, contact for details and to schedule a tour. This revenue is balance between gas, food store, and restaurant. All

buyers must have proof of funds or pre-approval before sending an offer. Purchase of the store does NOT include stock/merchandise. Stock maybe purchased for an additional cost. Buyer must apply for, be approved for, and assume existing fuel supply agreement with existing supplier. Buyer must purchase existing fuel at closing. Listing agent must accompany. Buyer/buyer's agent to verify all info contained herein. All info deemed reliable but not guaranteed.

Features & Amenities

INTERIOR

Exterior Lights • Freezer • Gas Grill • Heat Pump • Inside Storage • Pole Sign • Radiant Heating • Refrigeration • Refrigerator • Smoke Detector(s)

EXTERIOR

Brick Exterior • County Road • Metal Roof • Vinyl Siding Exterior

OTHER

220 Volts • Average Condition • Books Available • Cable Available • Convenience Store • Electricity Available • Electricity Connected • Fee Simple • Gas Oil • Gas Station • Phone Connected • Public Water • Septic Tank Sewer

Listing courtesy of Hurd Realty, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9993054