

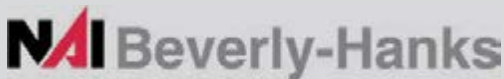


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EXISTING LEASED (NNN) GAS STATION/ CONVENIENCE STORE

on Alexander Road in Buncombe County, near Asheville. Gas station/convenience store leased to tenant for over 10 years. Increases of

\$500 in rent every five years starting January 2017. Total property is less than one acre of land, building and all improvements (tanks, MPDs, canopy, sign pole, equipment, etc.). Can also purchase gas station with 2 rented homes on almost two acres for \$749,000. Cap rate 7.13%. Will negotiate--make an offer. MLS:3170745 \$749,000



EXISTING LEASED (NNN) GAS STATION/ CONVENIENCE STORE AND MOBILE HOME.

Net operating income \$57,000/year. Cap rate 7.31%. Gas station/convenience store leased to tenant for

over 12 years. Increases of \$500 in rent every five years. Mobile home tenant in place for over ten years. Can increase rent on mobile home, with the flexibility to rent it to another person. Total property over one-half acre with mobile home, building and all improvements (tanks, MPDs, canopy, sign pole, equipment, etc.) MLS:3170579 \$780,000



EXISTING GAS STATION/ CONVENIENCE STORE

with frontage on Sweeten Creek Road in Asheville. Store ready to open. Completed 3-year UST inspection recently. Everything working and up to code. Walk-in beer cave. Includes racks and displays. Needs inventory. Bring your own fuel supplier. Entire property of just under an acre with both buildings (includes tire shop building) and all improvements (tanks, MPDs, canopy, sign pole, equipment, etc.). Tire shop has had a tenant in place for over five years. MLS:3170412 \$449,000

