

FOR SALE



Corner Convenience Store 5790 176A Street CLOVERDALE, BC

Comments

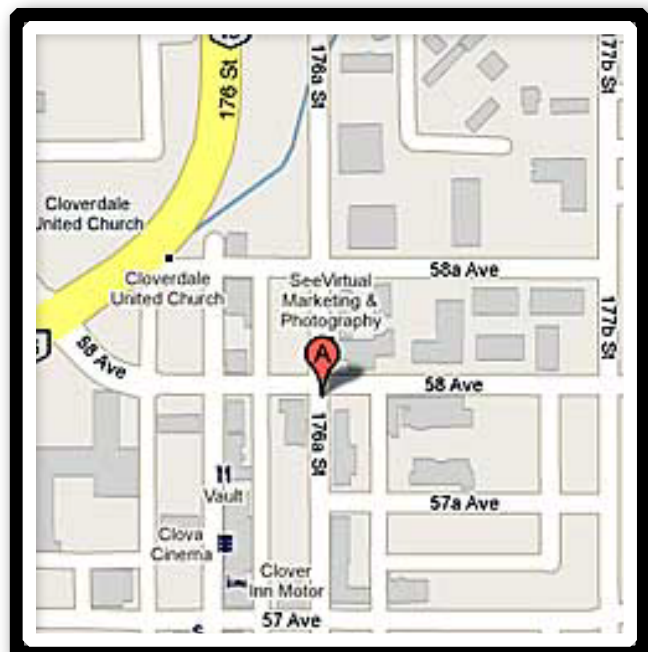
- Very profitable small business
- Situated in fast-growing community

Location

- Corner of 176A St & 58 Ave
- Surrounded by multi-family housing

Premises

- 1,860 sq. ft. store
- 6 parking stalls on site
- Two residential suites above
- Air-conditioned



Evan Brett

Office: 604.530.0231

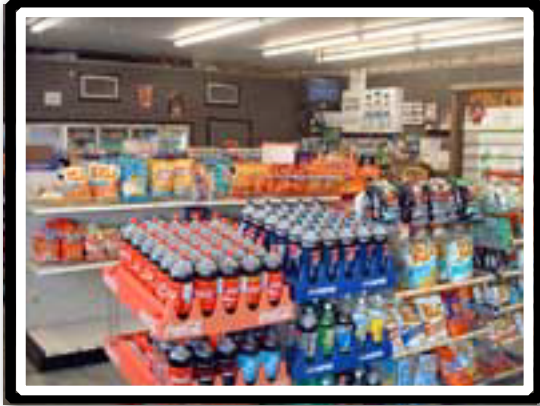
Cell: 604.788.5058

Visit www.evanbrett.com

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Inside Display

Equipment

- Walk-in cooler
 - Cigarette cage
 - Cigarette safe
 - Lotto terminal
 - Western Union terminal
 - ATM machine
 - Front sink and counter
and much more
- Some of the equipment is leased

Remarks

- Ideal family operation
- 3 years of financial statements
available to qualified buyer
- 2 week training period offered
- Sellers own the building

Lease

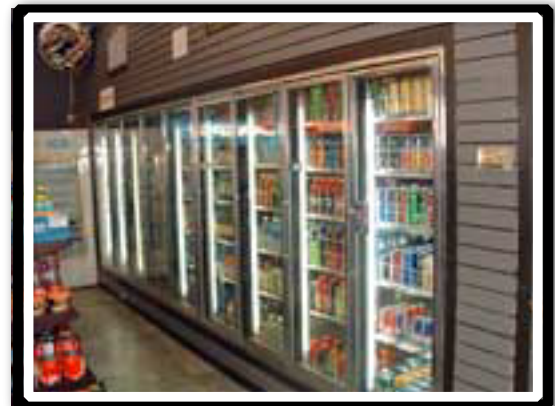
- \$2800 per month
plus 1/3 of property taxes

Business

- Gross sales between
\$2,000 to \$2,500 per day
- Operates from 6:30 a.m. to 10:00 p.m.
- Many other money earners

Price

- \$129,000



Cooler

For further informatiion, please call...

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