

Investment or Owner-Operator Opportunity Operating Convenience Store & More For Sale

*Successful Owner-Operator Business includes
land, buildings, inventory, ready to go for new management!!*



**Highways 125 & 85-A Intersection
Located at mouth to Monkey Island Resort
Grand Lake, Oklahoma**

Convenience Store with Gas Pumps

INCOME STREAM:

- Gasoline Sales
- Groceries
- Meat Market
- Cafe/Coffee Shop
- ATM-Cash Machine
- Laundry-Owned
- Strip Center Leases
- Restaurant Lease
- Mini Storage - 25 Units

**Contact: Duane Suchy
918-665-1210**

BAUER & ASSOCIATES, REALTORS

"A Leader in Tulsa Commercial Real Estate Since 1979"

COMMERCIAL, INDUSTRIAL, INVESTMENT PROPERTY & PROPERTY MANAGEMENT

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Convenience Store & More Grand Lake, Oklahoma

- Country Store - 5,688 sq. ft.

Fresh Meat Market
Gas Station
Grocery
Deli
Health & Beauty Products
Beer
Bulk Ice Machine-Owned
ATM Machine-Owned

- Bulk supplier owns fuel tanks and pumps for 10 years; at the end of 10 years can be owned for \$10.00. There is approximately 8 years remaining.

- Store is located at the gateway to Monkey Island on Grand Lake, Oklahoma, at the BUSY intersection of Highways 125 and 85-A.

- New Medical Center located across the road on east side of Highway 125.

- Cherokee Village, a new 60 duplex, 120 unit project, is located within 1.5 miles.

- New bank next door to property.

The Subject Property is very popular as more and more people learn about the "down-home" atmosphere and variety of valuable services at the gateway to fun and entertainment. The facility is much more than just a convenience store; along with milk, produce, bread and canned goods, you will find a full-service meat market and butcher shop inside. This shop is special! It offers fresh cut meat and steaks that keeps the customer coming back. They also offer fresh deli sandwiches made-to-order.

Beautiful Grand Lake O' the Cherokees is the premier water-park of Oklahoma. With nearly 1,300 miles of shoreline, boating, sailing, fishing, skiing and swimming are all plentiful and provide a wonderful experience.

Grand Lake is located in the Northeast portion of Oklahoma. The area is termed "Green Country" due to the lush foliage, trees and beautiful rolling hills. It is only a short distance from Arkansas, Missouri and Kansas, and with a mild four-season climate, residents enjoy the natural beauty of the environment.

For additional information about the Grand Lake area, search the web at Grand Lake O' the Cherokees, Oklahoma.

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Retail Center & Mini-Storage FOR SALE



6 Retail Spaces
Total of 7,200 sq. ft.
100% OCCUPIED

Highways 125 & 85-A Intersection - Grand Lake, Oklahoma
Located at mouth to Monkey Island Resort



25 Storage Units
Concrete Construction

9 Units 12' x 26'
11 Units 10' x 14'
5 Units 8' x 8'

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Convenience Store & More Grand Lake, Oklahoma



*New Medical Center
located across Highway 85-A*

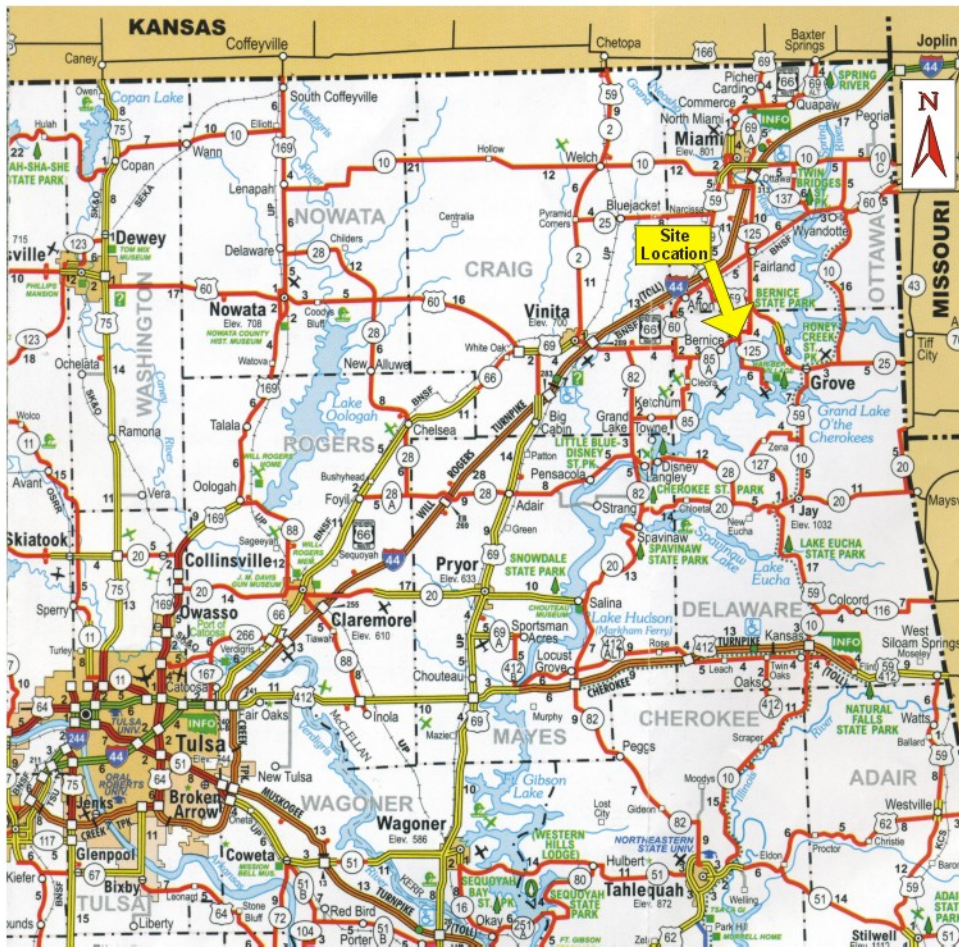


Bank next door



Aerial View Of Property

Northeast Oklahoma Location Map



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