

RARE OPPORTUNITY.
ICONIC LEGACY.

A DOWNRIVER LANDMARK SINCE 1965

An exceptional opportunity to own two fully operational, drive-thru convenience businesses and real estate in the heart of Downriver. A trusted community staple for nearly 60 years.

SIMON &
Associates Real Estate

POWERED BY



COMBINED OFFERING PRICE

\$1,100,000

BOTH STORES



ESTABLISHED
SINCE 1965



RENOVATED
IN 2022



FULLY STAFFED
& OPERATIONAL



TWO PRIME
LOCATIONS



ALLEN PARK LOCATION

14650 CHAMPAIGN ROAD
ALLEN PARK, MI 48101-1615

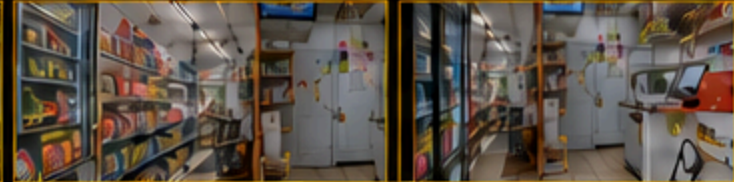
- ✓ Prime location with excellent visibility and easy access
- ✓ Drive-thru convenience at its finest
- ✓ Renovated in 2022 with modern updates
- ✓ Strong visibility, high traffic counts, and convenient access
- ✓ Loyal, multi-generational customer base



TAYLOR LOCATION

22950 WICK ROAD
TAYLOR, MI 48180

- ✓ Prime location with excellent visibility and easy access
- ✓ Drive-thru convenience at its finest
- ✓ Renovated in 2022 with modern updates
- ✓ Strong visibility, high traffic counts, and convenient access
- ✓ Loyal, multi-generational customer base



PROPERTY HIGHLIGHTS

- ✓ Two well-established locations being sold as a package
- ✓ Includes real estate, business, goodwill, all inventory, and all owned equipment
- ✓ Fully operational drive-thru convenience stores
- ✓ Professionally staffed with experienced team
- ✓ Renovated in 2022 with modern updates
- ✓ Strong visibility, high traffic counts, and convenient access
- ✓ Loyal, multi-generational customer base

INVESTMENT HIGHLIGHTS

- ✓ Long-standing, reputable business with decades of success
- ✓ Prime locations with excellent visibility and easy access
- ✓ Drive-thru convenience at its finest
- ✓ Turnkey operation with immediate income potential

COMBINED OFFERING PRICE

\$1,100,000

BOTH STORES

A rare opportunity to acquire two iconic Downriver landmarks with nearly 60 years of community recognition and proven success.

**LEGACY. LOCATION.
OPPORTUNITY.**

*Own a piece of
Downriver history.*



SIMON SALEH
BROKER / OWNER

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🌐 www.simonsaleh.com

CONFIDENTIAL SALE

Please do not approach employees regarding the sale.

All inquiries and showings must be coordinated through the listing broker. NDA required.

THIS OFFERING INCLUDES REAL ESTATE, BUSINESS, GOODWILL, ALL INVENTORY, AND ALL OWNED EQUIPMENT. BOTH LOCATIONS ARE BEING SOLD TOGETHER AS A PACKAGE.