



# *The Professionals Group, LLC*

## *For Sale:*

### **CONVENIENCE STORE**

This very popular Convenience Store has produced a 100% increase in average daily sales over the past four years selling major brands of gas & fast foods. This business is conveniently located at the junction of two freshly re-constructed, 4-lane highways in a growing southeastern South Dakota community. It is the "first stop" adjacent to a rapidly growing number of year-around lake homes, an expanding industrial park and retail business areas in this prosperous county seat & college community. The profit momentum in this store serves as a great foundation upon which to build, particularly if you wish to add Video Lottery; which will enhance traffic and revenues in all departments

#### **PURCHASE**

**PRICE:** \$1,760,000

**LAND & BUILDING:** Included

**TERMS** Reasonable Terms Considered

**Total Sales 2007:** \$4,371,057

**Discretionary Income:** \$108,126

**LOCATION:** Eastern, SD

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