



8816 Highway 431, Roanoke, AL, 36274

Offered at \$240,000

Income producing opportunity located on busy U.S. Hwy 431! Situated on the corner of County Road 65 with a turning lane in place. The four fuel pumps, complete with Veeder Root (inventory control monitors) are ADEM compliant. There are 2 gas, 1 diesel, and 1 off-road diesel pumps. Property is highly accessible for all traffic, including 18-wheelers as it offers a deceleration lane for quick access off Hwy 431. It also offers a new walk-in cooler, new awning over the pumps, and new paint. The store also has a deli area, 2 restrooms and a large storage room in the back. Double-sided billboard is included with this property and is a great money-making opportunity. Use it to advertise your new business or rent it out! The store can also be purchased with 2 acres for \$365,000. The 2 acre parcel also features a work shop in the back that can be leased for additional income. The extra building has 1,200 sq feet, concrete floors, power, and a roll up door.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
0.5 acre (lot size)
Built: 1970



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