

LIVINGSTON IGA

GROCERY + GAS FOR SALE

Value-Add Opportunity • Strong Exposure to Local Passing Traffic

\$800,000
+ Inventory



PROPERTY HIGHLIGHTS

- 3288 E Golden Isles Hwy
Lumber City, GA 31549
- 9,589 SF Building
- Approx. 2.41 Acres
- Built 1994

BUSINESS HIGHLIGHTS

- ✓ Grocery & Convenience Store
- ✓ Fresh Produce & Quality Meat
- ✓ Household Essentials
- ✓ Tobacco Products
- ✓ Lottery
- ✓ General Merchandise
- ✓ Fuel Sales

INVESTMENT HIGHLIGHTS

- ✓ Strong Exposure to Local Passing Traffic
- ✓ Significant Value-Add Opportunity
- ✓ Strong Everyday-Needs Location
- ✓ Turnaround / Owner-Operator Upside

 BUILDING SIZE
9,589 SF

 SITE SIZE
Approx. 2.41 Acres

 YEAR BUILT
1994

 FUEL SALES
Chevron Brand

 TURNAROUND
OWNER-OPERATOR UPSIDE

★ **CALL FOR DETAILS** ★

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