



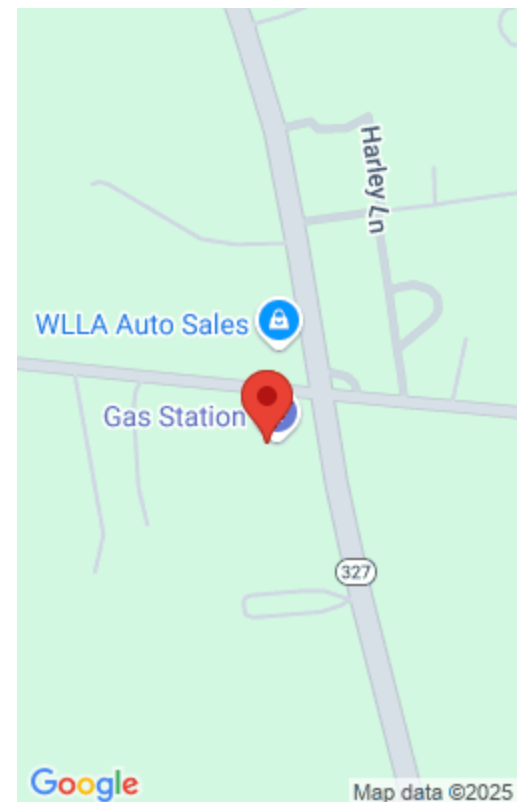
\$1,800,000

2529 FRANCIS MARION ROAD, FLORENCE SC 29506

<https://vizorealty.com>

- Commercial
- Commercial Sale
- ACTIVE
- 4200 sq ft

~Prime Location: Situated conveniently near Francis Marion University, with easy access and excellent visibility. ~Versatile Fuel Options: The property includes two 12,000-gallon tanks with separate compartments. One tank is dedicated to 10,000 gallons of Regular gas and 2,000 gallons of Premium gas, while the other accommodates 10,000 gallons of diesel and 2,000 gallons of off-road Dyed Diesel for farm equipment. ~Efficient Diesel Pump System: Equipped with a high-flow diesel pump system with satellite, enabling simultaneous fueling for trucks on both sides. ~Profitable ATM Ownership: Includes two ATMs, both owned by the seller, ensuring 100% profit retention. The outside ATM operates 24/7, while the inside ATM is available during store hours, contributing to a monthly average profit of \$1400. ~All pumps are leased to GAS POS for 10 years, with lease payments of \$1000 per month. ~With high-flow diesel, dyed diesel, ATM machines, air machine, lottery, excellent location and being clean & ready to go, this property is a can't miss!



Basics

Date added: Added 2 days ago
Category: Commercial Sale
Status: ACTIVE
Lot size, acres: 3 acres
MLS ID: 20240872

Listing Date: 2024-03-08
Type: Commercial
Area, sq ft: 4200 sq ft
Year built: 2007
TMS: 0027901007

Building Details

Heating: Heat Pump
Water: Public
Exterior material: Brick Veneer

Cooling: Central Air
Floor covering: Ceramic Tile

Amenities & Features

Features: Corner, Florence Ip

Listing Courtesy Of

Listing Office: ERA Leatherman Realty, Inc.

Listing Agent: Tom Snyder

