

FOR SALE

Gas Station / Convenience Store



Lakeland EZ Stoppe 3474 Old Hwy 18, Ruthven, IA



Farm Real Estate

Spencer, Iowa

712-262-3529

theacreco.com

Jon Hjelm ALC, Broker

712-240-3529

Chuck Sikora, Agent

712-260-2788

Building and Property:

- 1820 sq ft convenience store, built in 1986
- 0.61 acre lot

Tanks:

- 3 - 10,000 gallon fiberglass tanks
- 1 - 2,000 gallon fiberglass tank
- Veeder Root Fuel Management System

Annual: 2018


- Gallons: 393,720
- Inside Sales: \$1,084,068
- Real Estate Taxes: \$1876

Price: \$450,000

For more information call Chuck Sikora 712-260-2788

Information contained herein is gathered from sources deemed to be reliable but cannot be guaranteed by The ACRE Co.



-  Lakeland EZ Stoppe:
- On Hwy 18 with easy access from frontage road Old Hwy 18
 - Near Lost Island Lake, a popular recreational area in Northwest Iowa
 - Located next to Ruthven, IA, a small community with a K-12 school and several local businesses