

# **CONVENIENCE STORE**

# **REAL ESTATE AUCTION**

presented by **THE COUNTS**  
Realty & Auction Group

**Auction Date: 4/15 @12PM - 4/29 @12PM**

**Preview : By appointment only**

**Auction Location: Online Only**  
**Property Location: 2501 Elon Rd**  
**Monroe, VA 24574**

**Valero gas station and  
convenience store in Elon VA**

**Major highway, high daily  
traffic count**

**Monthly sales of  
\$150,000.00**

**In ground double wall  
fiberglass fuel tanks**

**Fuel sales are aprox.  
350,000 gallons a year**

**Deli and full commercial  
kitchen**

**Selling the business & 3,000  
sq. ft store. Equipment  
included.**

**Inventory, & gas sold  
separately.**



**Directions: Located on route 130 in the town of Elon VA.**

**Terms: Real Estate (10% Buyers Premium) 10% deposit due by Monday, May 2nd delivered to The Counts Realty & Auction Group 828 Main Street 15th floor Lynchburg, VA 24504. Closing in 30 days.**

**SALES MANAGER: DANNY CASH (561) 262-7180**  
**WWW.COUNTSAUCTION.COM | 434-525-2991 |**  
**VAAF93**