



AUCTION

Turn-Key Convenience Store & Land

SAT, SEPTEMBER 8 • 10 AM



Now is your chance to bid on this turn-key business and convenience store within 30 miles of the popular vacation area of Broken Bow Lake. Located just south of Idabel in southeast Oklahoma, the store sits on State Hwy 259 just minutes away from the Texas/Oklahoma border.

PROPERTY FEATURES:

4,000± sq ft commercial convenience store

- Metal siding & tin ceilings
- Stocked shelving for display
- Commercial grade kitchen
- Dining area
- Commercial coolers
- Large bathroom area w/room for expansion
- 3 separate gas pump service areas (unleaded, diesel & single pump)
- 3/2 single-wide trailer for manager/owner

4± acres commercial land

- 2+ acres suitable for additional buildings

Currently licensed for selling tobacco & alcohol

Currently licensed for alcohol service & deli food service

Planned 4-lane hwy expansion



AltaTerra Realty and Auction LLC

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