

# FOR SALE



**13440 Highway 197 North  
Clarkesville, Georgia**

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Individual  
Member



## **Property Features:**

- **2,788 +/- SF Convenience Store**
- **Additional 224 & 208 SF Rental Units**
- **Gas Canopy: 1,125 SF with 4 Fuel Pumps**
- **4 UST: 10,000, 8,000, 4,000 & 2,000 Gallons**
- **Shelving & Counters in place**
- **Built in 2001**
- **Traffic Count: 1,250 +/- Cars Per Day**
- **Located near Lake Burton**
- **Asking Price: \$350,000**