



## Convenience Store in the Heart of South Dakota



Fantastic business opportunity in the heartland of South Dakota. Convenience store located on major US Highway in hunters and fishermen's paradise in the heartland of South Dakota. This business is showing an annual increase in sales and offers a wide variety of services to its customers. It has 36,000 gallons of fuel storage, canopy covered pump island, automatic credit card machine to offer 24 hour service, completely remodeled store with full kitchen, walk-in cooler, deli cafe serving breakfast, dinner and supper. A new bar and video lottery addition has been added for future expansion and a full liquor license is available. The large 3.5 acre lot offers the trucker customers easy access and exit and it also offers a truckers shower and room to relax. A hunters and fishermen's one-stop shop. The store is located on the main route to Lake Oahe, 50 miles west, with world class walleye fishing. The immediate area offers an abundance of pheasants & deer. Owners will stay and manage or help-out the purchaser, if requested. **\$895,000**



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