



Exceptional Investment Opportunity: Thriving BP Gas Station and Convenience Store in the Heart of Saint Louis City

Unlock the potential of a high-performing BP gas station and convenience store situated in the vibrant Saint Louis City. With a remarkable monthly inside sales record of \$95,000 to \$100,000 achieved without lottery or alcohol product sales—this business stands as a testament to its success and market demand. Key Highlights:

- Strong Sales Performance: Current operations yield impressive inside sales, showcasing the store's solid customer base and market presence.
- Untapped Potential: With no lottery or alcohol sales to date, the opportunity for significant revenue growth through these avenues is immense.
- Kitchen Upgrade on the Horizon: Plans are already underway to revitalize the kitchen, promising to boost gross sales by an estimated 35-40%. This addition will cater to the increasing demand for on-the-go meals and snacks, further solidifying the store's position as a one-stop shop.
- Additional Revenue Streams: Benefit from additional income sources including gaming machines and an ATM on-site, contributing to the overall profitability of the business.

This offering presents a rare chance to invest in a business with proven profitability, coupled with substantial growth opportunities through strategic enhancements. The current upgrade to the kitchen facility is just the beginning of unlocking the store's full potential, ensuring an even more lucrative future for the new owner. Interested parties are encouraged to seize this unique investment opportunity by contacting the listing broker directly for more details. This is your chance to own a piece of Saint Louis City's bustling economy, with a business model primed for expansion and success.

CONVENIENCE:

MORE INFORMATION



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