

CONVENIENCE STORE WITH BEER & WINE



OFFERING PRICE
\$495,000

ADDRESS: CALL FOR DETAILS

It is a well-established neighborhood store known for its steady customer base and diverse revenue streams.

Financial Highlights:

Monthly Sales: \$60,000 – \$70,000

Check Cashing Services: Handling approximately **\$2.2 million** in transactions at a **1% fee**, adding a significant revenue stream.

Operating Hours: Open daily from **8:00 AM to 10:00 PM**, ensuring accessibility for the local community.

Rent: Affordable lease at **\$5,000 per month**, contributing to stable overhead costs.

With its prime location and consistent income, It presents a strong business opportunity in Kern County.

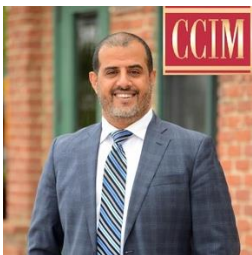
 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	23,339	46,032	52,758
MEDIAN HH INCOME	\$48,745	\$56,117	\$56,147
AVERAGE HH INCOME	\$65,812	\$74,483	\$74,536

 **KERN COUNTY**

 **46,032**
3 Mile

 **20,302**
ADTV

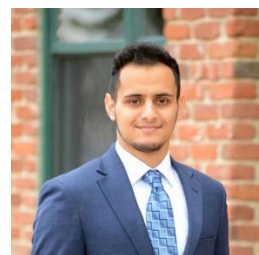
 **COMMERCIAL**
CATEGORY



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