

ALL FIELDS CUSTOMIZABLE



MLS #	911499	Sale/Lease	For Sale
Status	ACTIVE	Present Use	Other
Type	CONVSTORE/GAS STATION	Business Offered	Yes
Address	1350 Hwy 501	Inside City Limits	Yes
Address 2		Environmental Study	No
City	Myrtle Beach	Wetlands	No
State	SC	Underground Storage Tanks	Yes
Zip	29577	Signed Disclosure	No
Area	Myrtle Beach South Limit to 10TH Ave N	Designated Flood Plain	No
Class	COMMERCIAL/INDUSTRIAL		
Asking Price	\$950,000		
Sale/Rent	For Sale		

GENERAL

My Info 9 - E-mail	BeachLifeRealtor@sc.rr.com	My Info 9 - Web Page	www.PamGuthrie.com
My Info 9 - Agent Name	Pam Guthrie	My Info 9 - Agent Name and Phone	Pam Guthrie - Cell: (843) 446-3444
Buyers Broker Fee	2	Co-Listers	
Name of Business	Phoenixx Mart	Type of Agency	Exclusive Right to Sell
Est. Lot Size	150x120x150x100	# of Stories	1
Section/Subdivision		Zoning	C3
Non-Conforming (Y/N)	No	Tax Map#	181-05-20-017
Legal Description	Lot B-2	Gross Annual Income	
GAI Projected-Existing		Gross Annual Oper. Exp.	
GAOE Projected-Existing		Net Annual Oper. Income	
Seating Capacity		Estimated Gr. SqFt	
Net Leasable Space		Approximate Age	16
Estm. Road Frontage	150	Total Parking Spaces	approx. 12
Building Rented (Y/N)	No	Buildings	1
Building Rent Per SqFt		Number of Units	
Common Maint. Fees	0	Grid Map#	32NN21
Off Market Date		Tax ID	
Update Date	6/6/2009	Status Date	6/6/2009
Price Date	6/6/2009	Input Date	6/6/2009 12:10:00 PM
Associated Document Count	0	Price/Total SQFT	

FEATURES

Improved	Exterior Finish	Possession	Terms of Sale
Yes	Stucco	Closing	Conventional
Conforming	Heating/Cooling	Showing	Cash
Will Sell	Central Heat	Call Listing Agent	Display On Realtor.com
Sell In Entirety	Central Air	Additional Amenities	Yes
Type Business	Water/Sewer Water	Security System	
Other	Public	Fuel Pump	
Sale Includes	Lease Type	Fixtures/Furniture	
Building	None	Offices	
Business		Kitchen Facility	
Land		Restrooms - Public	
Signs		Display Windows	
Other		Sign	
		220-Volt Power	
		Inside Storage	
		Handicap Access	

FINANCIAL

Original Price	\$950,000	Lease price per Sq., Ft.	
Cam Charges		Total Heated SQFT	2750
Total Sq. Ft. Under Roof		Estimated Heated Sq. Ft.	02 2000-3000
Est Sq. Ft. Under Roof	03 3000-4000		

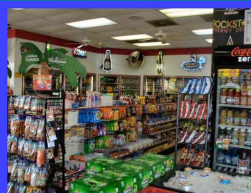
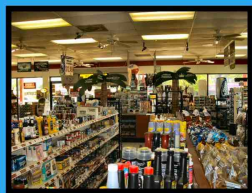
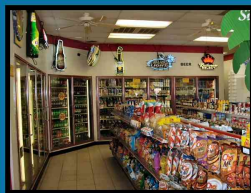
SOLD STATUS

How Sold	Total SQFT
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PUBLIC REMARKS

The Phoenix Mart: Gas Station, Convenience Store. Also there is a kitchen area with a drive-thru window that used to be a Bojangles. The present owner does not use it but it could add to the income. All Brand new pumps (4) as of June 2008 !! Full walk-in cooler. Security system. FANTASTIC LOCATION !! Stoplight intersection of 3rd Ave. S. at Hwy 501. Nice display areas, beautifully maintained and well organized. 2 restrooms, office, and storage area. Price includes fixtures, but does NOT include merchandise. Inventory and gas to be calculated at time of sale and the price will be negotiated.

ADDITIONAL PICTURES



DISCLAIMER

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