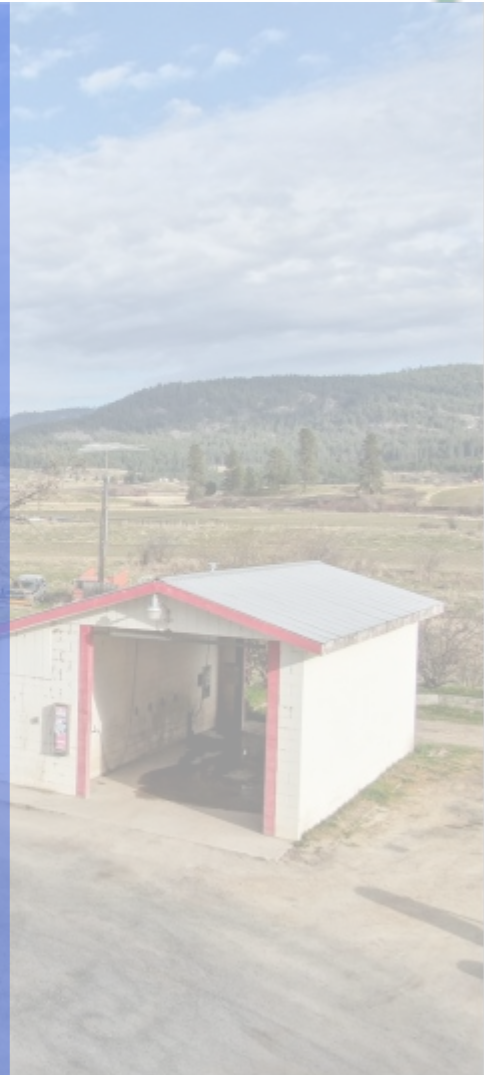


Lot Size: 1.9 Acre
County: Stevens
Listing #: 46049-13924



KEY FEATURES

- Turnkey Business w/ Low Taxes
 - Laundromat
- General Store & Gas Station
- Boat Launch/Hunters CG 10 min
 - Multiple Income Streams
 - Hwy 25 Road Frontage
 - Car Wash with Vacuum
 - Colville WA 1 hour away

Turn-key Business, Fruitland WA

The Fruitland Service Store is an established business that has been in the same family for the past 30 years! Boaters, hunters, campers, hikers and fisher-people alike stop by for supplies! Endless business opportunities! Currently a Mini Mart, Fuel Station, Service Station, Laundromat and Car Wash! Multiple income streams and well established!

Sits on nearly 2 acres with room to build. Low taxes and country living all located by over 150 miles of Federal and Tribal shoreline! This is a recreational Paradise and the local's and part timers rely on this establishment. This business is Stocked with Fishing supplies, auto supplies, food and more! Thousands in inventory and in upgrades including Diesel Generator that can run the store during any power outages!

Fuel Station: TLS Leak Detection System, Gilarco System, EMV Compliant, upgraded fuel pumps and computer system!

Auto Shop: 4 Roll up doors (3 regular and 1 oversized), 2 hoists, Tire Machine, Spin Balancer, Tire Inventory, Tire Supplies (i.e.. patches, weights and stems), large rolling tool box with hand tools, solvent tank, press, Chain Saw Chain making station and inventory, Jacks.

Sub Businesses: Post office (CPU-CPO, no boxes), Department of Fish & Wildlife licensing sales, Federal Auto Parts Store (on-line order system set up), Interstate Battery (with inventory), WA Lottery System, Car Wash and Vacuum (needs a little tlc), Laundromat (needs a little TLC), Lot Across the Street was set up for equipment rental (could start back up/no equipment included in this sale), Snow Plowing (Would need to renegotiate with prior clients and provide equipment)

Store is 1656 SF, Garage/Shop 2460 SF, Lean Too 920 SF

Laundromat 384 SF

Car Wash/Self Serve 512 SF



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