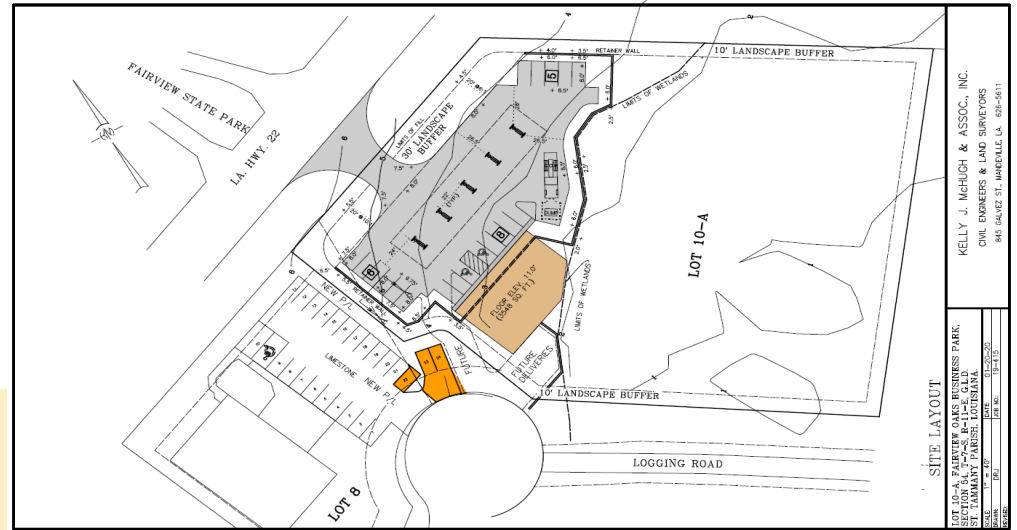


Convience Store & Gas Station Location For Sale

Located at the entrance of Fairview Riverside State Park & Campground on Scenic Highway 22 in Madisonville, LA, this high traffic location is within a mile from two major marinas and the public boat ramp.

The site is adjacent to Fairview Oaks Business Park as well as Penn's Chapel and Hunters Haven Gates Communities.

22,00 Vehicles Daily



High Traffic Flow—State Park & Campground—Major Marinas

The site has been Approved for a five bay station by a Major Oil Company



Fully Permitted—Shovel Ready Project

Coastal zoning, curb cut, land fill permitting all complete. This site is ready to break ground and quickly start producing income.

Seller is a La. licenses commercial contractor and will build to suit. Sell, lease and finance options are available.

Allen Oxford

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