

DRENON AUCTION

C-Store Sells **ABSOLUTE** to the highest bidder!

Climax Springs, MO

As we are retiring and moved out of state, we will sell our convenience store at public auction **ABSOLUTE** to the highest bidder located at 11125 North Hwy 7 (the corner of Hwy 7 and Hwy Z) in Climax Springs, Mo. On:

MONDAY, MAY 26TH, 11:00 am



**LOCATION!
LOCATION!
LOCATION!**



This corner is a hot-spot for lake traffic! Located only 5 miles from the 50 mile marker of Lake of the Ozarks, and on the only major road used to get there! The property is over an acre of ground, has 2 curb cuts on 310 ft. of Hwy Z frontage, and 2 curb cuts on 280' of Hwy 7 frontage. The building has just under 3000 sq ft, with central heat and air. The central air was installed in 2007 and the furnace unit in 2006. The building has a Fire Ansul system (updated 2013), a water chlorination system (2012), and a Security Monitoring System w/alarm.



There is a dining area, food prep area, the retail area with a public restroom, and a living/office area with full bathroom. The retail area has one walk-in cooler and one walk-in freezer, both have glass front doors for customer dispensing. There is a refrigerated deli display case, a digital weigh scale, Commercial Meat Slicer and Large Hot Plastic Wrap machine for deli sales. Plus there are other items for retail sales such as cash registers and display shelving. In a room on the back, there is a big 6' x 4' x 4' built-in 2-tier smoker.

The food prep area comes with: Double Basket Deep Fryer, Broaster/Fryer, Propane Cooking Grill, Free Standing Stove/Oven, Countertop Stove, Several built in cabinets, Grease Trap, Steam Table (3 pans), Microwaves/Toasters/Crock Pots, Several Shelving Units (Metal & Wooden), Large Double Stainless Steel Utility Sink, Double Stainless Steel Sinks, Single Stainless Steel Sink, plus dishes, stock pots, and other restaurant items. The café area has booths and tables; one area close to the front, and another area for a group.

Outside, a nice canopy was put over the gas pumps in 2005. There is a 7500 Gallon No Lead Gasoline Tank, 2000 Gallon Diesel Tank, Gasoline Pumps (Updated & Renewed 2007), and a Pulser Pump Read Out System (2007) There is also a concrete minnow tank for bait sales.

This property sells **ABSOLUTE** to the highest bidder with no reserve! All of the equipment and fixtures in the building to run your business- except the few that are leased (drink dispensers, ice machine, etc) will sell with the building! If you ever thought about owning a business and being your own boss, now is the time! This location has been a lake hot-spot for many years. Barry and Terri have owned this store for 24 of those years, and the only reason for selling is they are ready to retire and are moving out of state.

Terms: Buyer will place 20% in escrow day of sale, the balance to be paid at closing, in approx. 30 days. Seller will furnish title insurance, taxes prorated, closing costs split 50/50.



BARRY'S Z STORE

DRENON AUCTION

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