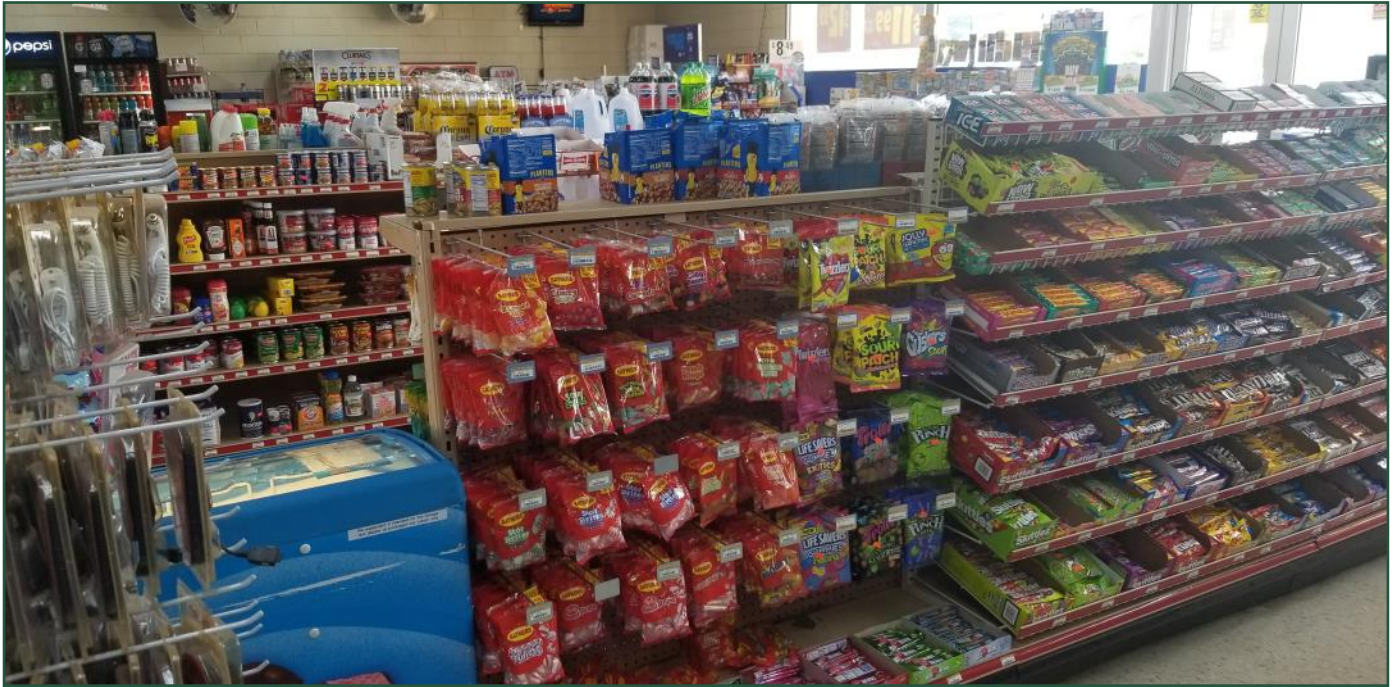


BUSINESS OPPORTUNITY

Country Store for Sale

Monroe County, Georgia



- Business for Sale (Only)
- Country Store with city convenience
- No fuel = No hassles
- Same owner for over 20 years
- Lottery commissions average approximately \$6k/month
- Inside sales are approximately \$30,000 - \$35,000
- Closed on Sundays
- Lots of Potential
- Email or Fax signed CA for more information

\$160,000

**FOR MORE
INFORMATION
CONTACT**

Bryan Chambers
478-746-9421
770-900-6455
chambers@fickling.com

commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

BUSINESS OPPORTUNITY

Country Store for Sale

Monroe County, Georgia



CONFIDENTIALITY REGISTRATION AGREEMENT

PROPERTY

Fickling & Company (F&C) has been retained on an exclusive basis by Owner, (the "Owner") with respect to the offering for sale of **Country Store, Monroe County, Georgia** (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to F&C. All fees due F&C in connection with the sale of the Property shall be paid by the Owner. Potential Purchaser agrees that owner shall be responsible for paying only the fees as listed in a separate written agreement to agents representing Potential Purchaser.

F&C has available for review certain information concerning the Property ("Informational Materials"). F&C will not disclose such Informational Materials to Potential Purchaser unless and until the Potential Purchaser has executed this Agreement. In connection with the possible purchase of the Property subject to the following conditions.

1. Potential Purchaser agrees to keep all information not otherwise publicly available strictly confidential. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without F&C written consent and must be returned to F&C immediately upon F&C's request or when the Potential Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Property. Potential Purchaser agrees to obtain related parties consent to maintain confidentiality.

3. The Potential Purchaser understands and acknowledges that F&C and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to F&C by others and has not been independently verified by F&C and is not guaranteed as to completeness or accuracy.
4. The Potential Purchaser hereby indemnifies and holds harmless F&C and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement including, without limitation, claims for brokerage commissions from any agent representing Potential Purchaser.
5. Potential Purchaser will not contact directly any of the owners employees, suppliers, or tenants.
6. The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner or F&C against Potential Purchaser prior thereto.

If in agreement with the foregoing, please return one signed copy of this agreement to Fickling & Company Inc. **Attention: Bryan Chambers. Fax (478) 742-2015**, 577 Mulberry Street, Suite 1100, Macon, Georgia 31201.

☐ **POTENTIAL PURCHASER**

☐ **I AM A BROKER acting as principal**

ACCEPTED AND AGREED TO

THIS _____ DAY OF _____, 2018

(SIGNATURE)

NAME: _____

TITLE: _____

EMAIL: _____

COMPANY: _____

ADDRESS: _____

PHONE NUMBER: _____

FAX NUMBER: _____