

ABBINANTE & CO.

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Tucson, AZ 85711
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Liquor Store – #9 License

Tucson, Pima County, Arizona

Financial Information:

Asking: \$199,000.00

Gross: \$597,000.00

Cash Flow: \$120,000.00

Furniture, Fixtures & Equipment: \$60,000.00

Inventory: \$40,000.00 (excluded from price)

Financing: Seller will finance a qualified buyer with a 50% down payment.



Summary Description:

This is a great opportunity for an individual or family to own their own profitable business. The store has a #9 liquor license issued by the State of Arizona. This license by itself has a market value of approximately \$75,000.00. The store's gross profit is higher than most other liquor/C-stores, because of its product mix. The higher margins and the shorter working hours of the store will be discussed, when potential buyers meet with the Broker at his office.

The leased facility contains a total of 3,500 sq. ft. Included in the square footage is a separate two bedroom apartment which is not being utilized. The apartment may be used as living quarters for an owner/operator, or rented to a third-party to obtain additional income.

This Business is being represented by a Licensed Real Estate Broker in the State of Arizona, License # BR009292000.

Because of the Confidentiality surrounding the sale of the Business: Potential buyers will be asked to meet at the Broker's office to sign a Confidentiality Agreement and provide proof of funds before receiving additional information.

General Information:

Facilities: This business is located in a 3,500 sq. ft. freestanding building on a corner lot on one of the Cities North-South thoroughfares, a few miles from Davis Monthan, AFB.

Support/Training: The Seller understands the importance of assisting the Buyer in a smooth transition.

Pros: The store enjoys higher profit margins and is open shorter hours than its competitors.

Reason Selling: Retirement

Year Established: 1988

Employees: 1 FT, 2 PT

Contact Information:

Michael C. Abbinante, **Broker** #BR009292000

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