

HIGH-END LIQUOR STORE WITH REAL ESTATE

Profile #0424

This is a rare opportunity to acquire a well-established, large-format liquor store together with the underlying real estate in a growing Colorado Front Range community. While overall sales moderated in 2026, the business improved profitability through a stronger product mix, disciplined expense management, and operational efficiencies. Operating successfully for more than 50 years, the store has built a loyal customer base, an excellent reputation, and a knowledgeable, experienced staff. Strategically located adjacent to a main highway, the property features an inviting, customer-focused layout, a broad selection of leading brands, and a carefully curated assortment of specialty products. The combined acquisition of the operating business and real estate presents an attractive opportunity for an industry buyer seeking expansion or a synergistic retailer looking to leverage the established customer base and further enhance profitability. Ownership is open to flexible transaction structures and terms, providing additional optionality for qualified buyers.

Business Highlights

- Strong Brand Name
- Strong Vendor Alliance(s)
- Trained Staff Remaining
- Long History
- Stable Earnings Base
- Growth Opportunities

Purchase Price and Terms

Business (excluding inventory)	\$500,000
Real Estate	\$3,400,000

Corporate | History

- Established over 50 years
- S Corp
- Owners wish to retire

Location | Facilities

- Southern Colorado
- Over 10,000 sf
- To Be Sold with Business

Customers

- Local residents of legal age
- Tourists
- People driving through the area

Sales | Marketing

- Word-of-mouth, Online reviews
- Store Signage
- Promotions, Weekly Sales

Products | Service

- Wine, Beer, Spirits
- Whiskey Club
- Knowledgeable Staff

Management | Staff

- 5 full-time employees
- 10 part-time employees

FINANCIAL HIGHLIGHTS

	<u>Gross Sales (\$)</u>	<u>SDE (\$)</u>
2023	3,815,117	464,700
2024	3,539,320	538,896
2025	3,243,947	509,790
Jan-May 2025*	1,171,235	128,304
Jan-May 2026*	947,301	173,987

*Based on Seller's internal financial statements
(SDE for both business and real estate combined)

ASSETS INCLUDED (estimated)

Furniture, Fixtures, Equipment	\$ 230,000
Est. Inventory (not included in asking price)	\$ 800,000



All information has been provided by the Seller and is not warranted by The Rock Bridge Group.



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