

BUSINESS FOR SALE

ESTABLISHED MARKET WITH GAS STATION & LIQUOR STORE



BUSINESS OVERVIEW

This is a rare opportunity to acquire a well-established market with a retail liquor license located in beautiful British Columbia, with decades of history and an impeccable reputation for quality goods and services. In addition to the general store and fishing supplies, the business also holds a much sought after retail liquor store license and multiple gas pumps with a fuel distribution agreement.

Management of the company have built a business model that lends itself to a year-round opportunity as well as the potential for significant growth through developing the commercially zoned property it operates from.

Situated on a prime highway site located within minutes of some of British Columbia's best skiing, golf, and fishing, this is the ideal opportunity to invest in the perfect work/life balance while capitalizing on the numerous growth opportunities this business/location provides.

NORMALIZED FINANCIAL SUMMARY

5-YEAR AVERAGE	NORMALIZED REVENUES
2016-2020	\$ 2,855,000

SALE INFORMATION

Type of Sale: Share Sale

ASKING PRICE OF SHARES: \$3,495,000

Inclusions in Asking Price:

- Liquor License
- All Assets of the Business (PP&E)
- Gas Distribution
- Operational Balance Sheet Inclusive of:
 - » Furniture, Fixtures, and Equipment; Property; Goodwill; and Inventory of \$130,000

For more information on this business, please contact:

CRAIG WHITE | CBI

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COMPANY PROFILE

Listing ID:	VANCOBC002-N536
Location:	Okanagan Valley, BC
Type of Entity:	Corporation
NAICS 447110:	Gas Station w/ Convenience Store

HIGHLIGHTS

- Retail liquor license
- Gas station w/ convenience store
- On-site home and office
- Turnkey opportunity
- Development opportunities (RV park, holiday park)
- Nearby activities (skiing, golfing, fishing, swimming)
- 13.3 Acres zoned commercial
- Highway location

 **Pacific**
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