

HIGH-END LIQUOR STORE WITH REAL ESTATE

Profile #0424

This is a unique opportunity to own a large liquor store with the real estate in a growing, Colorado Front Range community with a healthy mix of local clientele and a steady stream of customers from nearby outdoor attractions. Established for over 50 years, the store is a very well-known destination spot with knowledgeable staff. Located next to main highway, the facility is beautifully designed as the owners have taken great pride in creating a customer friendly atmosphere that is engaging, stocking plenty of the popular products, as well as many unique items for specialty connoisseurs. The combination of business and real estate makes this an appealing acquisition for an industry buyer looking for an additional location or a synergistic retailer looking to fully leverage the strong customer base beyond liquor sales.

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)	\$700,000
Real Estate	\$3,600,000

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

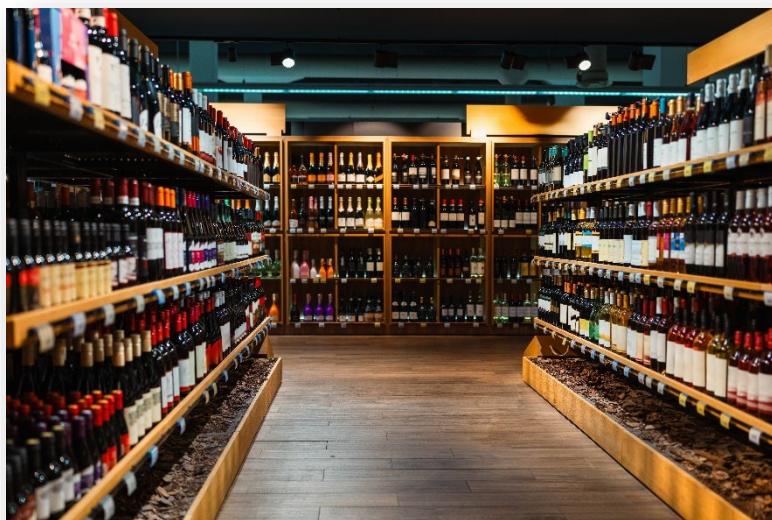
FINANCIAL HIGHLIGHTS

	<u>Gross Sales (\$)</u>	<u>SDE (\$)</u>
2021	4,475,597	646,913
2022	4,253,915	627,912
2023	3,815,117	464,700
2024	3,539,320	538,896
TTM (6/1/24-5/30/25)	3,372,883	579,775

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

ASSETS INCLUDED (estimated)

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



All information has been provided by the Seller and is not warranted by The FBB Group, Ltd.