

# HIGH-END LIQUOR STORE WITH REAL ESTATE

Profile #0424

This is a rare opportunity to acquire a well-established, large-format liquor store along with the underlying real estate in a growing Colorado Front Range community. The business benefits from a loyal local customer base complemented by consistent traffic from nearby outdoor recreation destinations. Operating successfully for more than 50 years, the store is a recognized destination with a strong reputation and an experienced, knowledgeable staff. Strategically located adjacent to a main highway, the facility reflects the owners' long-standing pride of ownership highlighted with an inviting, customer-centric layout, a robust selection of top-selling brands, and a curated assortment of specialty offerings for discerning connoisseurs. The combined acquisition of the operating business and real estate creates an attractive opportunity for an industry buyer seeking expansion or a synergistic retailer looking to further monetize the established customer base beyond traditional liquor sales. 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

|                                       |             |
|---------------------------------------|-------------|
| <b>Business (excluding inventory)</b> | \$500,000   |
| <b>Real Estate</b>                    | \$3,800,000 |

### 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               | 432,434         |
| 2025* | 3,178,147               | 349,466         |

\*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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