

Location: Palm Beach County, Florida.

Description: Located on high traffic main road. Very popular liquor store. Carries full compliment of liquor, beer and wine.

Employees: 2

Business Established: 2006.

How Long By Present Owners: 2006.

Hours: Sun-Thu: 11am to 11pm; Fri-Sat: 11am to 2am.

Approximate Square Footage: 4,700.

Rent: \$7,010.56/month.

Lease Expiration: 2 years remaining with one 5-year option. Longer term lease available.

Sales: \$1,010,213.

ODC*: \$177,291.

*Owner's Discretionary Cash: Net income plus owner's salary, discretionary expenses, depreciation, interest and taxes.

Value of Inventory at Cost: \$250,000.

Value of Equipment and Other Assets: \$50,000.

Reason For Sale: Other business interests.

Price: \$604,000 (excluding inventory). The price also excludes cash, deposits, accounts receivable, accounts payable, etc.

Financing: Seller financing available.

The information presented herein is not warranted and is subject to correction of errors, omissions, change of price, prior sale, or withdrawal without notice. All estimates and projections are for discussion purposes only and Business Associates nor the Seller guarantee that such results will be obtained by the Buyer. The Buyer is urged to seek competent legal and accounting advice prior to the purchase of this business.

**CONTACT: Peter Kaupe, Broker. Business Associates. Licensed Real Estate Broker.
840 U.S. Highway One, Suite 435, North Palm Beach, Florida 33408.
Email: PKaupe@aol.com. Phone: 561-310-4288. Fax: 561-537-7017.**