



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
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Business Brokerage Coordinator

S.E. TN. SURPLUS AND SALVAGE BUSINESS WITH LARGE WAREHOUSE

This eight-year-old successful business is located in a small, picturesque southeastern Tennessee town. The average inventory of \$50K includes everything from tools to medicine and much more with prices marked 30% - 50% below Wal-Mart. The profit margin from sales continually averages 45+%, and that is with no Lottery sales which could be added.

Some important aspects of this business are their long-term contacts for inventory, their location in the "heart of flea-market country," some of which the owners work on a steady basis and that there are no Wal-Mart or Family Dollar stores in this town because of its size.

The business headquarters is located on about one acre, at an intersection off the main road through town, in an attractive 6,000 square-foot Butler metal building which sets on a concrete pad with an asphalt parking lot. This Butler Building came equipped with a "northern" insulation package (destined for Ohio) which has resulted in extra low utility bills.

The building is currently divided into a finished 1,800 ft² retail area and a 4,200 ft² storage area and is equipped with two 12-foot roll-up doors, three 4-ton Rheem HVAC units and a bathroom.

The business enjoys operating in a crime-free area due in part to its location across the street from the police department and city hall. (The building would also make an ideal location for a temperature controlled storage facility or a tobacco store as there are none anywhere in the area.)

Owner health problems is forcing this sale. The owners will sell either (a) the business itself for \$85,000 plus inventory, (b) the building and land itself for \$255,000 or (c) both the business and real estate for only \$310,000 for a discount of \$30,000.

Photos are available upon request.

Please refer to listing ID: PA002

Industry: Retail Stores

Industry Segment: Other Retail Stores

Geography: United States > Tennessee > Southeast

Asking Price: \$310,000

Value of Inventory: \$50,000 (Not Included in Asking Price)

Value of Equipment: \$10,000 (Included in Asking Price)

Seller Financing: Not at this time.

Year Established: 2000

Number of Employees: 1 full time –

Reason For Selling: Owner health problems

Facilities: Excellent Market Outlook/Competition: Very good. Area is very receptive to this type of business with no threat from the big box stores. Store does not currently have Lottery or tobacco sales, but should.



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