



Commercial Real Estate Specialists  
Business Brokerage Professionals

**Presswood & Associates**  
**Jack W. Dawson**  
**Business Brokerage Coordinator**

*Please refer to listing ID: PA321*

## **HIGH-VOLUME LIQUOR STORE**

This well-established, \$1+ Million Gross Income a year business with \$250,000 inventory and \$10,000 FF&E has been in the same excellent location for many years. The 4,400 sf store and adjacent 1,200 sf rental building sit on two acres of commercial property. The property has more than an acre and a half of additional room for development of other income producing ventures. Owner is asking \$1,200,000 for business, inventory, FF&E and all real estate. Partial owner financing possible. Update: The rental building (house) located on the property has been remodeled and is rented out right now for \$450 a month.

Industry: Food and Beverage

Industry Segment: Liquor Stores

Geography: United States > Tennessee > Southeast

Asking Price: \$1,200,000

Gross Revenue: \$1,100,000

Gross Revenue Comments: Uses no advertising of any kind

Cash Flow Comments: Contact for details

Value of Inventory: \$250,000 (Included in Asking Price)

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

Value of Real Estate: \$300,000 (Included in Asking Price)

Seller Financing: Some possible

Year Established: 1981

Reason For Selling: Owner to retire

Market Outlook/Competition: Great location, next to all dry counties



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