



Commercial Real Estate Specialists  
Business Brokerage Professionals

**Presswood & Associates**  
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*Please refer to listing ID: PA825*

## **CHATTANOOGA, TENNESSEE LIQUOR STORE \$\$2009 PRICE REDUCTION\$\$**

This well-established liquor store has been in the same location about 35 years. The stone and block 3,500+ square-foot store on almost one half acre sets on one of the main thoroughfares through town and has over 140 feet of road frontage. Their large sign is grandfathered in and the owner has good lease arrangements which can be transferred. The building has lots of unused space including an office with a shower and bath.

The seller has owned this store for about three years but must move back North to be with family. The store has shown good growth over the last three years with a 2008 annualized income of \$485,000 through June (does not include the high volume months of November and December nor Lottery).

Owner is willing to sell right now for only \$175,000 for a quick sale. This includes at least \$40,000 inventory.

Also, the building owner will sell the real estate for only \$220,000. It has a three-year-old appraisal for \$220,000. One part of the building is leased out to a 15-year lessee for \$575 a month.

Pictures are available upon request

UPDATE: 2009: Owner needs to relocate as soon as possible. Has reduced selling price to only \$150,000!

Industry: Food and Beverage

Industry Segment: Liquor Stores

Geography: United States > Tennessee > Southeast

Asking Price: \$150,000

Value of Inventory: \$40,000 (Included in Asking Price)

Seller Financing: Not at this time.

Reason For Selling: Owner must move to family out of state.

Facilities: Very good Market Outlook/Competition: Excellent



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