



CO Mountain Ski-Resort Liquor Store: \$4.7M Rev.

- + **Great Retail Liquor business in a World-Class Market; Top National & International Destination!**
- + **Business Performance Exceeds Industry Metrics!**
Strong Gross Profit and Earnings per Revenues!
- + **Strategically Placed within this Resort Market!**
- + **Higher Profit Mix of Wine, Liquor & Beer!**
Excellent Staff and Inventory to support specialty product mix!
- + **High traffic location, recent Leasehold Improvements**
Great location and market to further develop specialty mix.

Financial Synopsis

Asking Price (PLUS Inventory):	\$ 1,849,000
Seller Discr. Earnings (*16 & 3yr Avg.)	\$ 450,000
Fixtures & Equipment	\$ 100,000
Inventory* (*Not included in Ask-Price (est.))	\$ 550,000

Occupancy Information

Facility Lease & Storage:	\$28/sf Gross
Total square feet:	Over 5,000sf
Location:	High Visibility
Lease:	Current to 2024 +Options

Business Synopsis

Location:	CO Mtn Resort Town
Operation History:	Impressive Performance
Employees:	10+
Hours:	Retail

More Information

Current Business Format:	S.Corp
Sale format:	Asset Sale
Reason for sale:	Retirement
Training & Familiarize:	125 hrs Negotiable
Financing:	Buyer & SBA 90-100%

Notes & Comments:

This business rewards your love for specialty beer, wine & spirits in the unique setting of a world-class ski market + Summer recreation! Few careers offer this fulfillment and opportunity; resort/recreation market, high tourism & 2nd home-owners, locals alike! Business has a very unique position and high market-share within this resort community. An excellent product mix, with business metrics at the top of the industry, excellent financial records & operational systems. The Lease was recently renewed and includes additional extension Options to 2024/2029, PLUS Option to acquire RE! Business has an excellent location with high visibility, plentiful parking, very well maintained/improved! This is a great business with a vibrant social environment, active in the local community. Strong employee team allows owner freedom, while enjoying active role! Business is experiencing growth in both Winter and Summer seasons. Regional, national and international guest visitation is growing!

This commercial center has excellent anchor-neighbors. Business is well positioned to expand, further refine their specialty product mix, add new categories. Employees & computerized operations assist in day/day controls. Local market and business are performing well in 2016, and early 2017. Strong & consistent performance. This market is supported by strong AND GROWING visitation. Local area generates more ski-users than the State of Utah or Vermont! Qualified Buyer brings 90-100%; SBA and Seller may assist with financing.

Excellent opportunity with a growing business in a World Class Resort Community!

Detailed financial & operational information with photos are available.

Contact Mountain Ghost, LLC to provide indication of buyer qualifications and execute a Confidential Disclosure.
Thom Beckett at (970) 485.9488 or via email at MtnGhost04@yahoo.com

The information contained has been furnished by the Seller, as evidenced by a Broker Agreement and Questionnaire. Accordingly, M.G. makes no representations or warranties as to the accuracy and reliability of said information. Purchasers are advised that Broker is a fiduciary agent of Seller and does not represent Purchaser in the sale of this business. Information contained herein, and the notice of this Business-Sale, are Confidential.

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