



High Performance Specialty Metal-Craft in CO-Mtns

- + **Specialty projects for Commercial & Residential finishes.**
Sales to local, regional and national geographies
Business is well branded; website, logo, advertising...
- + **Exceptional leasehold and asset mix - very unique.**
Special purpose facility is very suited for needs & growth
- + **Very skilled team of employees, managers in place.**
Including production, management, and sales
- + **Great opportunity for experienced or new-to-industry operator - with strong management & marketing acumen.**
No fabrication, machining or welding skills required

Financial Synopsis

Asking Price (w/Inventory & Assets):	\$ 939,000
Seller Discr. Earnings (2 yr Avg):	\$ 240,000
Leasehold, Fixtures & Equipment:	\$ 370,000
Inventory (Included in Sale @ cost):	Project Based

Occupancy Information

Base-Lease Rate:	Market competitive/sf
Approx. Leasehold (SF):	4,700sf+
Location:	Premier Mountain Resort
Lease:	5yr + 5yr Options

Business Synopsis

Location:	Premier Mountain Resort
Operation History:	10+ yrs
Employees:	Experienced Team 8+
Hours:	Normal Business

More Information

Business format (current):	S.Corp
Sale format:	Asset sale
Reason for sale:	Retirement
Training & Familiarize:	200 hrs incl.
Financing:	Buyer 20-25% + SBA/Seller

Business Description

Specialty Trades Metal-Craft Business in Premier Mountain Resort Market. This business has excellent Revenue and Earnings growth, consistent and high Gross Profit; stronger than its Specialty Trades and Machine Shop industry peers. Business produces and sells customized and production products to local, regional & national markets. These products are scalable for continued growth. Great opportunity for Buyer with Management and Marketing acumen. Buyer need not know how to machine, fabricate or weld metals in order to successfully operate this business. Very talented sales & production management and technical team on-staff. Owner will offer Familiarization and Operational Training up to 200 hrs. Business is located in light industrial area of Resort Market in a special-purpose building with high ceilings and significant leasehold improvements to optimize efficiency and capacity. Business' products are used in Residential and Commercial environments, very unique and industry leading. Great quality, style and function are hallmarks of this business. Very impressive Asset Mix included in this business: Vehicles, trailer, specialized equipment add to an extensive production asset mix. Business has low CapX needs, very smooth annual monthly sales.

Company has smooth monthly revenue performance, low inventory costs. Popular applications in residential & commercial environments. Business offers a creative outlet for industrial/contemporary design in commercial & residential applications, and is very highly rated and respected. Good marketing and sales tools in place - though room for improvements. Strong business Brand in its market.

Unique Specialty-Trades opportunity in Colorado Mountain Resort Community!

Detailed financial & operational information along 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 an Sale Agreement. Accordingly, M.G. makes no representations or warranties as to the accuracy and reliability of said information. Purchasers are advised that Broker is a Seller 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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