



Rocky Mountains Specialty Retail Business!

- + Acclaimed Retailer - Nationally Recognized!**
Top performer in the industry & with their vendors.
- + Business Performance Exceeds Industry Metrics!**
- + Strategically Placed in this High Performance Market!**
Great platform to expand retail floor & add services/products!
- + Excellent culture of Product & Service knowledge!**
Employee team is very knowledgeable, highly trained.
- + Destination Retailer with plentiful parking & visibility**
Very competitive Lease + Options to purchase RE!

Financial Synopsis

Asking Price (w/Inventory & Assets):	\$ 2,695,000
Seller Discr. Earnings (2016/17)	\$ 635,000
Fixtures & Equipment (incl.)	\$ 100,000
Inventory Included (@ wholesale)	\$ 500,000

Business Synopsis

Location:	Rocky Mountain Community
Operation History:	10+ years
Employees:	10 FTE + Seasonal
Hours:	Retail Hrs (7dys)

Notes & Comments:

This specialty-retailer rewards your enthusiasm for the rocky-mountain lifestyle with a business surrounded by top industry vendors & employee-team that are top of market! They've earned an excellent position within a very strong national & international destination region, are well-branded and recognized as a top industry performer. Excellent product mix includes high-turn inventory with top of industry margins! Business has a strong history and metrics at the top of their peers! Includes computerized inventory/sales systems, professional/CPA prepared financials. The Lease is active to 2028 and market competitive with Options for extension or real-estate purchase. Very strong employee team is professionally trained with extensive industry experience. This is a great business for a strategic-buyer or owner-operator with opportunities to grow through introduction of new products/services or expansion of the retail space! The business manages their inventory levels very efficiently - generating top of industry Gross Profit, Inventory-Turns and Earnings Productivity!

This retailer serves local residents & summer/winter visitors. Well marketed with an active advertising budget, informative website and professional operational systems. Owner and staff manage day:day controls. Market and business are performing well in 2018, along with growth in recent years. Assets are current, well managed (displays, computers). Qualified Buyer brings 25-100% of acquisition; SBA and Seller may assist with financing. Owner will assist in training/familiarization & transition of vendor & customer relationships.

This business has a strong history! Excellent platform for continued growth!

Detailed financial & operational information with photos are available.

Contact Mountain Ghost (MG) to provide indication of buyer qualifications and execute a Confidentiality Agreement.
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, MG 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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Thom Beckett (Mountain Ghost) is licensed with Front Range Business, Inc.

Occupancy Information

Base-Lease Rate:	\$31/sf +NNN
Total square feet:	Over 3,000sf
Location:	Mountain Resort Market
Lease:	Current to 2028 +Options

More Information

Current Business Format:	S.Corp
Sale format:	Asset Sale
Reason for sale:	Retirement
Training & Familiarize:	200 hrs Negotiable
Financing:	Buyer + SBA 90-100%