



### Summit County Pizza with Real Property!

+ "Institution" in its community, very popular!

50% Dine-in / 50% Take-out

+ Performance at the Top of the Industry!

Business generates 22% - 25% Earnings Performance.

+ Reputation for High Quality Handmade Ingredients!

Multiple Options to Grow 30% - 50%!

+ Business & Real Estate Included in Price!

+ Highly Rated on Google, Yelp, TripAdvisor...

**+ 2023 Revenue & Profitability Up Over 2021-2022!**

#### Business Synopsis

Asking Price (incl. Business + Property)!	\$ 849,000
Seller Discretionary Earnings (2023):	\$ 203,300
FFE: Kitchen, Dining, Vehicle:	\$ 80,000
Inventory (Incl./Estmt.):	\$ 12,000

#### Office Synopsis

Real Estate Value:	Bank Market Analysis 2023
Location:	Summit County, Colorado
Lease:	Real Estate Included
Indoor/Outdoor Seating	Yes/Seasonal.

#### Executive Summary:

Popular Pizza Restaurant in Summit County Colorado - home to four world-class ski resorts. Popular winter and summer destination with year-round recreation, and amazing communities. The business is highly rated (4.5\* - 5.0\*) with locals and visitors alike. Simple and creative menu goes beyond pizza, fulfilled with handmade ingredients. The business continues to grow, with demonstrated kitchen capacity for another 50% in volume! Excellent opportunity for a marketing, management and operational professional to own a lifestyle business and build on this success! Real Property is included in the price (Business \$299k, Real Property \$550k) offering attractive financing from SBA lenders. The business financial statements are professional, well organized with visible Earnings performing at 22% - 25% of Revenue and top of industry! Seller prefers an Owner-Operator buyer, who wants to be a part of the business "family" and community. Flexible Training & Non-Compete Included.

Owner operates this business alongside a talented team of employees, great culture. Flexible financing options for Business & Real Estate support Annual Earnings exceeding \$130,000 after debt-service! Multiple growth opportunities - the business has capacity to grow significantly in your first 1-2 years! This is a fun, social and active business to own & operate - immersed in the local culture!

**This is a profitable business with growing performance and mature brand. Act quickly!**

Detailed financial & operational information with photos are available.

Contact Mountain Ghost 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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