

A 55 Year Old Landmark Full Service Grocery Store Offering Meat, Deli, Dairy, Groceries, Produce, and Full Liquor #GR1021

Asking Price: \$2,100,000

Included in the Asking Price:

Furniture, Fixtures and Equipment valued at \$100,000

Real Estate valued at \$800,000

Not Included in the Asking Price:

Inventory of approximately \$250,000.

Summary: This very busy full service rural grocery store is located on a main route of a South Coast, MA town and has a stellar reputation for their high quality products and friendly service. The business offers a full line of meats, deli, dairy, groceries bakery, produce, beer, wine, full liquor, and many locally produced delicacies and favorites. The sales mix is approximately 55% grocery, 25% meat, 10% produce, and 10% beer, wine and liquor. The business typically sells 65-70 cartons of cigarettes per week as well as 65-75 sandwiches per day.

Sales / Financial: Sales exceed \$2,000,000 and are growing. Owner's discretionary cash flow exceeds \$300,000. Lottery commission is approximately \$17,000.

Facility: The building was constructed in 1955 and has been well maintained and in excellent condition. There is approximately 194 feet of street frontage, with easy access to and from the store and approximately 18 parking spaces. The 4,428 SF one-story retail market contains 4 double sided isles and 2 one-sided end isles on the sides in addition to the produce section, meat department, deli area, a beer, wine and liquor section, cigarette racks and 2 customer checkout counters equipped with conveyor belts. The market is equipped with a 5-door cooler for sodas and soft drinks, a 6-door walk in cooler for beer, a 4-door dairy cooler, and a 10-door freezer for the frozen goods. Additionally, the market has 2 upright and 4 chest freezers in the back. There are 2 compressors in the back of the store and 3 compressors in the basement. The market is equipped with 2 video surveillance cameras, a motion detector, and a heat activated fire alarm system.

Additional: The owner will facilitate a timely and professional transition. Some owner financing is available to qualified buyers. The numbers work with a 30-40% down payment.

Call Mike Maak, Business Intermediary, at 508.763.0209 for more information.

Prospective buyers must sign a confidentiality and registration agreement before any further information will be disclosed. Upon receipt, NEBX will provide a detailed Offering Memorandum to all qualified prospects. The client has provided all of the business information in this document to NEBX, and while believed to be correct, has not been verified. NEBX makes no representations or warranties as to the accuracy of this information. Unless specified otherwise, NEBX represents the seller and not the buyer. No cooperative fees are paid to intermediaries.