

## **Full Service Supermarket - A Landmark Establishment Offering Groceries, Meat, Dairy, Bakery and Fresh Produce #GR1042**

**Asking Price:** \$1,800,000

**Included in the Asking Price:**

Furniture, Fixtures and Equipment valued at \$200,000

Real Estate certified appraised value at \$705,000

**Not Included in the Asking Price:**

Inventory estimated at \$160K - \$200K

**Summary:** This 10,850 square foot landmark supermarket located in a prominent Western Mass. city has a stellar reputation for fresh produce and quality meats, competitive pricing and friendly customer service. The business offers a full line of groceries, frozen foods, fresh meats, deli, dairy, bakery, produce, and many locally produced delicacies and favorites. The sales mix is approximately 45% grocery, 20% meat, 15% deli and 20% produce. The business has a strong management team in place and employs 32 loyal employees. The owners have invested in and implemented excellent cost controls and profit analysis systems that help them manage and fine tune the business. The facility has undergone numerous upgrades, including a new roof, repaved parking lot, heating and air conditioning system, lighting, 14 foot box truck, barcode point of sale systems and an inventory control system.

**Sales / Financial:** Sales are approximately \$3.8 million. Adjusted cash flow exceeds \$400K. Gross profit margins run between 25% and 30%.

**Facility:** The 10,850 SF building was constructed in 1960 on a .572 acre parcel, and has been well maintained and in excellent condition. There is approximately 160 feet of street frontage, with easy access to and from the store and over 20 parking spaces. The supermarket has three walk-in coolers and one walk-in freezer, five frozen food cases, three dairy cases, and numerous grocery display cases. The store layout is comprised of 8 main isles, a large double sided produce section, a large meat department, a full scale deli, and four customer checkout counters with conveyor belts. The 11 compressors are under a maintenance schedule and in excellent condition. The market is equipped with an ADT alarm system and surveillance system.

**Additional:** The owners will facilitate a timely and professional transition. Owner financing is available to qualified buyers. The real estate was recently appraised at \$705,000. Owners are relocating.

**Opportunity:** The new owner can increase sales and profits by slowly increasing the markup and profit margins, adding a bakery, offering cigarettes for sale, promoting the lottery, adding beer and wine, offering sandwiches and more prepared foods, and extending the store hours.

**This is a highly confidential sale. Only serious and qualified buyers will be considered. A detailed Confidential Memorandum will be provided to qualified buyers.**

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

The Seller has provided this business information. The broker does not certify or warranty this information.