

Building and Grocery Store Business with Beer/Wine License \$199,000

Southern Wayne County, MI

Asking Price: **\$199,000**
Gross Income: **\$966,886**
Cash Flow: **\$14,000**
FF&E: **\$42,300**
Inventory: **\$45,000***
Real Estate: **\$248,000**
Established: **1971**
Employees: 3 PT -2 FT
*not included in asking price.

Business Description

Well known for its fresh cut meat, sliced to customers' orders, are its largest sales. General groceries are the second highest sales, with beer and wine sales following. A SDM (beer/wine) license is included in the price.

This is a 3200+ square foot Grocery Store is in a standalone building in a nice, quaint area for sale, located in Southern Wayne County, just North of Monroe County. Business and Building are included in the asking price, plus inventory which fluctuates.

Sellers have breakfast, lunch and dinner to-go weekly specials that seem to be increasingly popular in the community.

Sellers' preference is to sell both the business and the building, but may consider a lease for a qualified individual.

If interested in this business you must complete and return a NDA (confidentiality and non-disclosure/non-circumvent agreement). Call 734-323-0376 or email michelle@bbfbrokers.com for more information.

Detailed Information

Inventory: Not included in asking price

Real Estate: Included in asking price, SEV

Furniture, Fixtures, & Equipment (FF&E):
Included in asking price

Facilities: Approximately 3200 sq ft, well maintained, brick block building with outside bottle storage. Sellers have updated and replaced much in the building inside and out. Building has a flat rubber roof with silver sealant which helps with the utility bills. Building has a generator for power outages.

Competition: Competition exists, primarily in larger cities, miles away. This location serves the local community and its metro parks.

Growth & Expansion: Room for expansion by adding liquor to its products sold. Soliciting more commercial accounts, venues, and marketing opportunities, especially social media would be helpful. There are extreme amounts of marketing to increase store sales that a new owner could do if desired, such as billboard advertising, better signage on I-275, facebook page, store specials on the internet, senior citizen discount days, and teen discount days. Also there is a good potential to do additional catering and capture new customers from the growing and thriving industrial/commercial businesses that are locating in the area.

Financing: Seller may consider some financing for a buyer with good credentials, however inventory plus a meaningful down payment is required.

Support & Training: Owner is willing to assist buyer as agreed to and needed.

Reason for Selling: Family is retiring after 45 years in the grocery business.