

# Profitable HVAC Business, Building, Land and Home for Sale

Location: Southeastern Lower Michigan

## Financial Information,

**Asking:** \$199,000 (Real Estate can be purchased separately)

**Gross:** \$388,733 (2013 YTD)

**Cash Flow:** \$100,154 (SDE)

**FF&E /Inventory:** \$50,000 +/- (included in price)

**Real Estate:** **\$350,0000**

**Seller Financing:** Cash or acceptable terms to Seller

## Summary Description:

Well established (since 1982) HVAC Business for sale. Owner is retiring. The beauty in this opportunity lies within the extras. Existing business includes long term customer base comprised of 90% residential and 10% commercial accounts. Business can be purchased for \$240,000 plus inventory, Furniture, Fixtures, Equipment. 2014 January through April sales \$112,501. Sales on a continuing upward trend, year after year. Inventory & FFE includes 2 vans, utility trailer, and various HVAC equipment including sheet metal machines, plus much more.

The 4400 square foot home, 10.5 acres and 2 pole barns are available for \$350k.

This business opportunity comes complete with everything a new owner needs to immediately generate revenue as the owner has for over 40 + years.

Owners are willing to transition gradually as/if needed. Owner has State Boilers License, Mechanical License which includes heating, refrigeration, and a Freon License. Qualified buyer will be licensed and or at minimum have journeyman status.

Non-Disclosure agreement (NDA) must be completed, signed prior to disclosure. Contact Michelle Webster at 734-323-0376 or email michelle@BBFBrokers.com for more details.

## General Information

**Facilities:** Currently operating out of approximately 3000 sq ft space. Home based business; out of one 40x 60 (2500 sq ft) garage, and part of one 32 x 48 (1536 sq ft) garage, and an in home office, however will need to be moved should a new owner not desire to purchase the home also.

**Growth Potential:** Owners states current location provides enough acreage for potential buyer to expand or grow. Or you can move to a new location and still grow the business. Owner's current customers are within a 50 mile radius. Broker feels that doing some advertising, networking, and marketing would help increase sales.

**Competition:** HVAC competition is abundant, to be sure.

**Support/Training:** Provided as needed.

**Reason Selling:** Retirement

**Year Established:** 1982

**Employees:** 1 owner operator, plus 1 journeyman.

## Contact Information

**Contact:** Michelle Webster

**Phone:** 734-323-0376

Email: [michelle@bbfbrokers.com](mailto:michelle@bbfbrokers.com)