

# Turnkey, High-traffic Liquor Store in Prime Location

For Sale in Flagstaff, Arizona



Offering Memorandum



Sale price:  
\$1,500,000 plus inventory



## Real Estate and Business

This neighborhood establishment is a successful family-owned liquor store operating in a one of a kind 1,792 square foot freestanding retail building. The building was constructed in 1965 and fully renovated in 2018. The site encompasses 0.16± acre (6,988 square feet).

Located on the corner of a busy intersection, the store has great visibility and a desirable drive-thru window, making it Flagstaff's premier liquor destination. In addition to a drive-thru, the location also includes in-store pickup and a variety of local delivery services. The store offers a wide selection of spirits, beers, and specialty liquors to suit every taste and occasion, including Arizona made brews.

With a friendly staff and long history of operations at this convenient location the new owner will enjoy consistent revenues for many years to come.

## Real Estate Location

The building is a one-story, concrete block structure with a reinforced concrete foundation and a pitched roof with asphalt shingles. The exterior windows are double pane glass, including a drive-thru window. The interior finish consists of vinyl floor planks and polished/sealed concrete flooring, textured painted drywall and exposed interior walls, wood slats and exposed ceilings, and LED and incandescent light fixtures.

The owners have invested approximately \$500,000 in renovations into the property over the last three years. Renovations included a new roof, interior and exterior paint, new asphalt paving (parking lot), flooring, and FF&E equipment including coolers.

## *Business and Real Estate Summary*

## Business Assets and Real Estate Value Estimate

		Value
Real Estate Value		800,000
Business Value (2024) at 4x Seller's Discretionary Income		777,956
Included in Business Value:		
State of Arizona #9 liquor license	195,000	
FF&E Estimate	150,000	
Goodwill	432,956	
Total Business/Real Estate Value		1,577,956
Listing Price (Plus Inventory at Closing)		1,500,000

## Ownership Transfer Details

### Support and training:

The owners are willing to provide a transition period with the new owner. They are willing to train and provide guidance for the right owner.

### Reason for selling:

The store is one of a number of businesses the owners manage and they would like to sell the store to someone who possesses the time and expertise to maximize sales at this location.

### Inventory:

Liquor to be inventoried on the day prior to closing and will transfer to the new ownership at invoiced cost.

### FF&E:

Included in the sale is a fully transferable #9 liquor license, extensive FF&E (significant racks, free standing coolers, etc. full detailed list available upon request), and POS system.



## *Business and Real Estate Specifications*



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