

#### BUSINESS NAME

## PRICE REDUCED: Rural Convenience, Restaurant & Liquor Outlet with Growth Opportunities

**Location:** Confidential, New Brunswick

**Primary Business Category:** Convenience Stores

#### FINANCING COMMENTS

#### SUPPORT / TRAINING COMMENTS

The seller will train at a reasonable fee to be determined based on the needs of the buyer.

#### REASON FOR SALE

Retirement

#### BUSINESS DETAILS

**Asking Price:** \$349,900

**Gross Revenue:** \$1,100,000

**Cash Flow:** \$50,000

**Down Payment:** NEGOTIABLE

**FF&E (Not Included):** ON REQUEST

**Inventory:** \$100,000

**Financing:** Yes

**Home Based:** No

**Year Established:** 1971

**Franchise:** No

**Year Acquired:** 1971

**Distressed:** No

**Willing to Train:** Yes

**Relocatable:** No

#### DESCRIPTION

Motivated Seller has reduced price and will help with financing. Well-established in a rural service-center, this business demonstrates growing revenues. The business consists of store providing a variety of convenience items; a liquor outlet with a licence that continues for another 5 years, and beer products with a walk-in cooler; full-service, 50 seat family style restaurant; and car wash services. The Seller is prepared to assist with financing a qualified buyer. Located on busy main thoroughfare with ease of access and ample parking. Great opportunity for an energetic Buyer to recharge this business and

to further improve its sales and profit performance.

#### REAL ESTATE INFORMATION

<b>Is Property Leased:</b> No	<b>Part Time Employees:</b> 2
<b>Real State Available:</b> Yes	<b>Is Management Staying:</b> No
<b>Real Estate Included:</b> Yes	<b>Monthly Payroll:</b> ON REQUEST
<b>Days Open:</b> 7	<b>Building Size:</b> 4100 sq ft
<b>Hours Open:</b> 10 to 7 (9 to 6 weekend)	<b>Seats:</b> 60
<b>Fulltime Employees:</b> 4	<b>Parking:</b> Large Parking Lot
	<b>Monthly Rent:</b> N/A