

Rim Liquor



RIM LIQUOR Business
Offered at \$119,000
807 S Beeline HWY
Payson, AZ 85541

RIM LIQUOR is the first liquor store going into the mountains when travelling from Phoenix. Plus, it enjoys excellent drive-by exposure with one of Arizona's highest traffic counts along the busy Beeline Highway through Payson Arizona. Offering includes a rare and valuable Gila County *Series 9 liquor license*, FF&E, trade name and lease. Operating with a solid 10-year track record this viable business now includes Arizona Lottery ticket sales. With the ASU (*Arizona State University*) decision to bring a 4-year program to Payson, *RIM LIQUOR* is ideally located to benefit from future growth in this developing Rim Country market. Add this upside to the existing liquor, lottery and novelty sales for increased cash-on-cash returns. Perfect for an owner-operator this established business is ideally located and poised for growth. Owner retirement creates this excellent opportunity to acquire an established business in this beautiful Arizona mountain town.

- Beeline HWY / Main St. location
- Avg. 20,000+ cars daily drive-by
- Additional parking in rear
- Grandfathered signage
- Series #9 liquor license included
- FF&E incl walk-in coolers, shelving, etc.
- First liquor store entering Payson
- Price includes inventory on hand !

Exclusively Offered By:

Kasten Long Commercial Group

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Kasten Long Commercial Group

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BUSINESS INCOME / EXPENSES

PROJECTED

	Annually
REVENUES	
Liquor Sales	\$365,000
Novelty Sales	\$ 25,000
<u>Lottery Ticket Sales (projected net)</u>	<u>\$ 15,000</u>
Projected Gross Receipts	\$405,000
 COST OF GOODS	
Liquor	\$280,000
<u>Novelties</u>	<u>\$ 12,500</u>
Total COGS	\$292,500
 GROSS PROFIT	 \$112,500
 EXPENSES	
Lease	\$ 12,000
Advertising / Promo	\$ 2,500
Payroll	\$ 25,000
Professional Svc.	\$ 1,000
Miscellaneous	\$ 1,000
Utilities	
Water / Sewer	\$ 800
Trash	\$ 200
Electricity	\$ 10,000
<u>Total Expenses</u>	<u>\$ 52,500</u>
 NET before Taxes:	 \$ 60,000



The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

OFFERING SUMMARY

A Rim Country Landmark, RIM IQUOR enjoys premium drive-by exposure along the Beeline Highway. Located just before the intersection at State Highway 87 (the Beeline Highway) and Main Street in Payson, customers enjoy signalized access and return to traffic with parking in rear.

Long popular for its micro brew selection, Rim Liquor enjoys not only strong local business but increasing volume from valley traffic coming to Rim country for summer/weekend/seasonal visits.

The offering includes over 320 square feet of merchandise shelving, a spacious walk-in beer/wine cooler, a (clean) Series 9 Gila County liquor license, the Rim Liquor trade name and logo, the Arizona Lottery permit and concession and all inventory on hand!



Directions: From the 202 Red Mountain FWY in Mesa take Country Club Dr. (HWY 87) north 70 miles to 807 S Beeline HWY. Business on right side just before MAIN STREET.

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