Rim Liquor



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

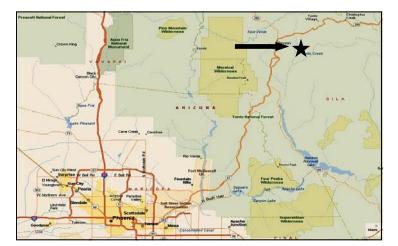
- Series #9 liquor license included
- FF&E incl walk-in coolers, shelving, etc.
- First liquor store entering Payson
- Price includes inventory on hand !

Exclusively Offered By: **Kasten Long Commercial Group** Scott Trevey CCIM Tel: 602 445-4114 Cell: 480 205-0862 **Scott@KLCommGroup.com**

Kasten Long Commercial Group 2821 E. Camelback Rd. Suite 600 Phoenix, AZ 85016 Tel: 602 445-4141 fax: 602 445-4188

BUSINESS INCOME / EXPENSES

PROJECTED		
REVENUES	Α	nnually
Liquor Sales	\$3	365,000
Novelty Sales		25,000
Lottery Ticket Sales (projected net)		15,000
Projected Gross Receipts		405,000
COST OF GOODS		
Liquor		280,000
Novelties		12,500
Total COGS	\$2	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	¢	000
Water / Sewer Trash	\$ \$	800 200
Electricity	ֆ \$	
Total Expenses		52,500
	Ψ	02,000
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.

> Scott Trevey CCIM Kasten Long Commercial Group 602 445-4114 telephone 602 702-5204 facsimile Scott@KLCommGroup.com

www.KLCommercialGroup.com