

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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