

Brittany Realestate LLC Doing Business as Eagle Business Brokers LLC



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Pine Liquor

12543 N Highway 83 Parker CO 80134

Listed Price: \$320,000.00+\$150,000 Inventory approximately
Gross Sales: \$840,000.00/Year

Monthly Expenses:

Rent:	\$3,100.00
Utilities:	\$800.00
Telephone:	\$100.00
Security:	\$60.00
Insurance:	\$100.00
Credit Card Fees	\$800.00
Supplies:	\$50.00

<u>Building Sq. Ft.:</u>	5,003
Lease:	Current till 2018 + 5 years option
Days open:	7
Hours:	10:00-10:00 Monday-Sun.
Years in Business:	Since 1991
# Of employees:	1

REMARKS: Excellent location close to everything. High visibility on a 40,000 cars per day. The city is enjoying phenomenal growth. Low Rent, High Margin Stable Clientele.

Please call **MATHEW ABRAHAM** for more information, at 303-359-7868

Disclaimer: The listing company and their brokers have not verified the stated information and cannot guarantee the accuracy. It is the responsibility of the potential Buyers and their advisors to verify the facts to their satisfaction.



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www.Eaglebusinessbrokers.com

