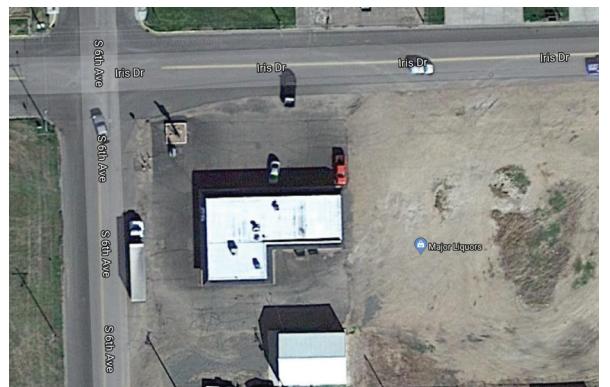




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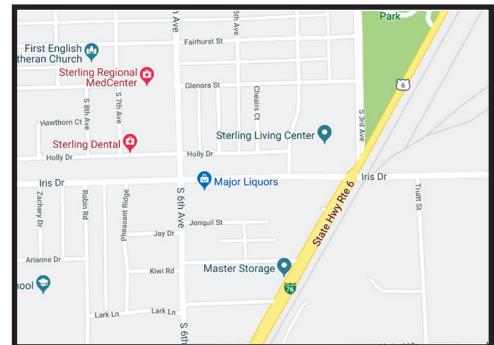


Major Liquors • 529 IRIS Drive • Sterling, CO 80751



PROPERTY FEATURES:

- **Sale Price \$800,000**
- \$250,000 plus in Inventory
- 3,000 Sq. Ft. Freestanding building and business
- Detached 40/20 Storage
- Fantastic Opportunity with Real Estate



3650 S. Yosemite St., Suite 204 • Denver, CO 80237 • Office: 303.743.7303 • Fax: 303.873.9068 • Cell 303.359.7868
www.EagleBusinessBrokers.com • www.BrittanyRealEstatellc.com





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SPECIAL FEATURES:

- **Annual Sales \$1.3 Million**
- **Hours:**
Mon. – Thurs. 8am - 10pm
Fri - Sat. 8am - 11pm
- **Employees 8 part time**
- **Open Spacious Store**
- **Friendly Service**
- **In-store ice Making and Ice packing**
- **Ample Parking**
- **Easy Access to Everything**



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SPECIAL FEATURES:

- SBA Financing possible with 10% to 20% Down payment
- NDA must be signed prior to visit the store
- Please do not discuss with employees

**Please Call: Mathew E. Abraham
Broker/Owner. Eagle Business Brokers LLC
303-359-7868 • Meabraham@msn.com**



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