

Brittany Realestate LLC Doing Business as Eagle Business Brokers LLC



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## **Fantastic Thrift Store**

2245-2253 S Peoria, Aurora CO 80014

<b>Listed Price:</b>	\$100,000 <b>+10,000</b> Inventory
<b>Gross Sales:</b>	\$400,000/ Year (2014)
Gross Profit:	\$300,000 / Year
Expenses:	\$135,000 /Year
Net Income:	<b>\$110,000 / Year</b>

### **Monthly Expenses:**

Rent:	\$3,500.00
Utilities:	\$250.00
Telephone:	\$100.00
Security:	\$60.00
Insurance:	\$100.00
Credit Card Fees	\$200.00

<b><u>Building Sq. Ft:</u></b>	7,100
Days open:	7
Hours:	10:00-5 Monday-Sun.
Years in Business:	Since 2013
# Of employees:	1

REMARKS: A favorite thrift store located in a great location. Easy to get in and out and is close to rail road. Most transactions are cash and the profit margin is very high. **A very motivated seller** due to the relocation to another country. 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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