



# Liquor Market

*Confidentiality is of the utmost importance to the Seller. Do not speak to the Seller or his/her employees concerning the information in this document. If you need additional information, please contact the Broker. Anthony & Associates, DRE License # 00782020.*

**Profile Number: 00076**

**Business Type: Liquor Store**

**Business Name: Sunshine Liquor Market**

**Address: 106 S. Western Ave.**

**City/Zip: Anaheim, CA 92804**

**Web Site:**

**Ownership Type: Sole Proprietorship**

**Year Established: 2015**

**Present Owner: 2015**

**Owner Participation: Full Time**

**Reason For Sale: Moving out of state**

**Employee's: Husband & Wife**

**Payroll: None at present. Son took a job out of area.**

**Licenses: Off Sale General License type 21, City Biz. Lic.**

After 20 years they lost their lease on a prior store and moved their license one block away to this new location which they renovated. Only open a few months now and they are already doing between \$30k and \$35k sales per month and is projected to go up. No advertising as yet but they are contacting many of their customers from the previous location. They have Lotto, Western Union, EBT, and ATM, and is in the process of obtaining check cashing. New large 18' x 30' 15 door walk-in & AC unit. New security gates front & rear with Alarm system and 8 cameras. Office, store room & bathroom, prep area and retail sales floor.. Located at the corner of two busy streets with high traffic counts with ample parking. In the process of converting from prepackaged to unpackaged food. The owner is 65 and has been in the liquor business for 30 years now and he just wants to retire. Prior store did \$45k per month and he expects this store to do much more as it is in a better location.

*Disclaimer: The information in this Business Profile has been provided by the Seller of the business. Anthony & Associates has not independently verified or audited any of the information provided, and therefore assumes no responsibility for its accuracy or completeness. Interested Buyers are hereby advised that verification of all Seller representations is a normal part of a Buyers due diligence prior to completing the purchase of a business.*

**For Additional Information:**

**Please submit the NDA" requested by our client. Thank you,**

**Anthony & Associates Business Brokers**

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Email: [Sales@BizBkr.com](mailto:Sales@BizBkr.com)

**Type of Lease: NNN**

**Length of Lease: 10 Years plus (2) 5 year options at 2% increase**

**Size of Facility: 3000 sq. ft.**

**Parking: Ample**

**Base Rent: \$4200**

**R.E. Available: No**

**Days/Hours of Operation: M - F (7-11) S & S (7-12)**

**Furn,Fix,Eq, License & Vehicle at Market Value: \$85,000**

**Inventory at Cost: \$35,000 not included**

**Annual Receipts: \$ 360,000**

**Annual SDE:**

**Asking Price: 120,000**

**Terms Available: Seller will carry balance 5 years @ 6% interest after \$65,000 down payment**

**Training: Will train new owner as needed**

