

# GREENLEAF GROCERY / C-STORE

## Greenleaf, Idaho

### THE BUSINESS

Located in Greenleaf, Idaho and over 100 years old, this country grocery store has morphed into a full convenience store. A full offering of typical convenience items along with basic groceries and produce are offered. Lottery tickets are available and gasoline and diesel are sold. The store has been in its present location since 1969 and contains about 3,000 sq. ft. The store contains a small deli featuring lunch for workers and students. Open six days a week the hours are 7AM to 8PM. The owner, one full time employee and two part time employees handle all the traffic.



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### THE FACILITIES

The real estate is included in the sale along with the equipment and fixtures, inventories, the gas storage tanks (all tanks meet current State requirements), gas pumps and canopy. Four credit card reading pumps dispensing four grades of gas and diesel are supported by two 12,000 gallon tanks. The Wilco underground storage tank and fuel management system transmits daily data to a central monitoring office. A complete list of assets is available.

### THE OPPORTUNITY

Currently the store is open only six days a week. Adding the seventh day would clearly add to the gross and net. In 1975 when Greenleaf was established from Quaker roots, it was voted a "dry" community. Additional upside potential is available to a purchaser who comes in and works with the city fathers to allow the sale of beer, wine and liquor. This store is an obvious location for a State of Idaho liquor dispensary.

### THE REASON FOR SELLING

The husband and wife owners are retiring after a long business career. Seller might accept real estate in trade.

**ASKING PRICE**  
**\$565,000**

**TERMS:**  
Cash  
Or other terms  
acceptable to Seller

### ASSETS

Assets	\$370,000
Equipment and Fixtures	150,000
Inventory	<u>45,000</u>
<b>Total Assets</b>	<b>\$565,000</b>

*All values provided by Seller*

### SELLER'S DISCRETIONARY CASH FLOW\* (SDCF)

Contact Agent for Confidential  
Financial Information

\*Seller's Discretionary Cash Flow is the ESTIMATED amount of money a new owner could expect to have after running the business for one year in the same manner as the seller before depreciation, debt service and payment for owner's compensation and owner's perks.

*Financial information provided by Seller*

Rev 20120425

## ARTHUR BERRY & COMPANY

*Business Brokerage Professionals  
and Commercial Real Estate*

960 Broadway Avenue, Suite 450  
Boise, Idaho 83706

Tel 208-336-8000 Fax 208-345-0609

For more information visit [www.arthurberry.com](http://www.arthurberry.com) or contact:

DAVID R. NORRIS

Cell: 208-890-7958

[drnorris@arthurberry.com](mailto:drnorris@arthurberry.com)

TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **DAVE NORRIS**, will then contact you. If you prefer, this agreement can also be requested by contacting Dave at **208-639-6167**. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion. FILE 4258