

HARDWARE STORE

Southwest Idaho

THE BUSINESS

This 25 year old business is located in Southwest Idaho. The product lines service both rural and urban customers with a diverse product mix that includes plumbing, lawn and garden, housewares, tools and auto supplies. There is a large selection of sprayer pumps and parts for those sprayers. The store is located close to major recreational opportunities and the store markets sporting goods and firearms along with camping and the needs of customers interested in hunting and fishing.

THE LOCATION

The store is located on the major north/south highway in western Idaho. Located within the city limits, it draws from both the farming community and the urban market that surrounds the store.

THE FACILITY

The building is 8,846 sq. ft. and has a covered front for display. The lot has 32 parking spaces on a .94 acre site.

THE REASON FOR SELLING

The owner would like to fully retire and put his energy into his farm. The store currently has a manager who would remain with the business.

THE IDEAL BUYER

The ideal buyer would be a person who understands retail marketing and has an interest in living in a smaller community where he/she can tailor the product mix to a buyer's interest and experience. Being a good manager and being able to direct employees would be a plus.

THE POSSIBILITIES

The lawn and garden portion of the business has not been fully explored nor have items for pets and specialty pet food. These would be ideal items for traffic builders and have good profit margins.

ASKING PRICE
\$750,000

TERMS:
Cash

ASSETS

Furniture Fixtures & Equipment	\$ 74,000
Inventory	300,000
Land & Building	<u>400,000</u>
Total Assets	\$774,000

All values provided by Seller

INCOME STATEMENT SUMMARY

Contact Agent for Confidential
Financial Information

20110725

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 or contact:

RON WINKLER

208-639-6171

rwinkler@arthurberry.com

TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **RON WINKLER**, will then contact you. If you prefer, this agreement can also be requested by contacting Ron at **208-639-6171**. 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 4266