

JIM'S GROCERY & GAS

McCall, Idaho

THE COMPANY

Jim's Grocery has been established over 40 years. The Company offers a more expanded sporting goods and grocery inventory than your typical Convenience Store; there is also a quick serve restaurant with drive thru. The store is a Sinclair-branded station with new 24 hour access fuel dispensing pumps installed several years ago. Two 6,000 gallon tanks and one 12,000 gallon fuel tank are all fiberglass and EPA approved. Jim's is the only station in McCall that has ethanol free gas which is appealing to many locals and tourists for running their snow machines and other recreational vehicles that "don't like" ethanol-laced gasoline.



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THE LOCATION

The business is strategically located on 3rd Street at the edge of town and Highway 55 with over 100 feet of frontage on the east side of the road. The location provides excellent access and is a logical stop to fuel up and get some groceries. The building is approximately 2,300 square feet on a large lot of +/-33,541 square feet (0.77 acres).

THE STRENGTHS

The strengths include "location, location, location", loyal local customers, part time residents, and tourists. The business is frequented by locals and tourists not only for convenience but the friendly service, good grub and an on-site ATM machine. Many locals have in house charge tabs which keep them coming back for more.

THE REASON FOR SELLING

The business has made the Owners a good living and provided a great lifestyle for them; they are ready to sell and retire to another area.

THE IDEAL BUYER

The ideal buyer would be an independent operator or a chain interested in the resort market of McCall, Idaho. The station has a branding agreement with Sinclair which is in force for 10 years

COMMENTS

Other products or inventory choices could be added by a new owner. This is a great opportunity for anyone looking for a lifestyle business in one of the best recreational areas in Idaho.

ASKING PRICE

~~\$1,430,000~~

Price Reduced to
\$1,209,000

TERMS:

Cash or terms acceptable to
Owner OAC

ASSETS

Land & Building (Assessed Value)	\$963,100
Furniture Fixtures & Equipment	161,100
Inventory	<u>Not Included</u>

Total Assets **\$1,124,200**

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$1,788,741
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Contact Agent for Confidential
Financial Information

Rev 20120109

ARTHUR BERRY & COMPANY

Business Brokerage Professionals

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **BRENT BUNGARD**, will then contact you. If you prefer, this agreement can also be requested by contacting Brent at **208-639-6168**. 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 4243