

RESORT AREA RETAIL HARDWARE/LUMBER STORE

in Southwest Idaho (Real Estate Included)

THE COMPANY

This lumber and hardware store has been a cornerstone of the community and surrounding area for over 30 years. The current owner has successfully operated the business for the past 19 years growing from \$300,000 in revenues to nearly \$3,000,000 in 2006. The closest competitor is 25 miles away; the business is appreciated by residents for convenience, friendly service and competitive pricing. The store carries a wide variety of products to satisfy the needs of loyal customers including a full range of lumber and building materials for the local contracting industry and "do-it yourselfers" along with a full service hardware store stocked with a wide range of tools, plumbing, electrical supplies and paint products.

THE LOCATION

The business operates in a beautiful, small town on almost three acres which includes a 6,500 SF retail building, a +/-5,000 SF warehouse building and 900 SF office space. There are plenty of convenient parking spaces and a fenced yard.

THE STRENGTHS

The strengths include a long standing business with an excellent reputation for involvement and support of the community. The business and real estate are ideally located; this opportunity is priced to sell!

THE REASON FOR SELLING

The owner has enjoyed his years running the business but is now ready to retire.

THE IDEAL BUYER

The ideal buyer would be another like operator looking for an opportunity to expand market share or an individual with a background in retail hardware and lumber or construction.

COMMENTS

A new owner may want to integrate equipment rentals or other retail products into the current offerings.

ASKING PRICE
\$1,250,000

TERMS:
Cash or terms acceptable to
Seller OAC

ASSETS

Inventory @ cost	\$400,000
Furniture Fixtures & Equipment (cost basis)	556,000
Real Estate (estimated value)	<u>639,000</u>
Total Assets	\$1,595,000

All values provided by Seller

INCOME STATEMENT SUMMARY

3-Year Average Gross Sales \$1,700,000

Financial information provided by Seller

20110419

ARTHUR BERRY & COMPANY



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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 4251