

SA10904 - Clothing

Northern California - Sacramento

[Click HERE to contact us about this business!](#)

New reduced price. Seller financing available. Highly Coveted Lake Tahoe Woman's Boutique. Located in a prime spot in the busiest shopping center in this tourist destination, with tons of foot traffic, and a long waiting list for a space. A new owner could easily accelerate growth by focusing on the business's online presence, and add on sales. Mostly-absentee owner. Lots of year round and vacationing customers express a desire to purchase from the store while they are out of town. The store currently has 3-4 employees. Previous Revenues and earnings were effected by the pandemic and fires. Additional inventory available. Don't miss out on this Lake Tahoe Boutique!

Hip and Thriving Woman's Boutique Store SDE \$180K



Recast Earnings

(Not Verified By Business Team)

	12 Months Ended	12 Months Ended	12 Months Ended	12 Months Ended
	12/31/2022	12/31/2021	12/31/2020	12/31/2019
Sales	\$1,058,514	\$856,468	\$713,127	\$912,303
Adjusted Cash Flow	\$180,625	\$173,350	\$116,685	\$116,277

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	3	1	Business, Resale
Owners	0	1	
Hours of Operation	M-TH 9:30-8pm F 9:30-10pm Sat 9:30-10pm Sun 9:30-8pm		

Price/Terms

Lease

Asking Price	\$650,000	Monthly Rent Including NNN	\$17,089
Down Payment	\$65,000	Expires	12/31/2024
Inventory (included)	\$30,000	Option	For 10 years
		Size (sq.ft.)	2415
Real Property Available	No	New Lease Available	Yes

Miscellaneous

Type of Organization	S Corp	Training	3 Weeks20 Hours
Reason for Sale	Consolidate businesses		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.