

8624 - Personal

Northern California - East Bay

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PRICE REDUCED. SELLER MOTIVATED. Now open regular hours starting July 1 after reduced operations during shelter-in-place. This established and profitable tailoring and alterations shop is known for high quality and excellent customer service. Great East Bay location is within walking distance to BART. Includes 4 industrial sewing machines and much more equipment. The larger than usual customer area is clean and has changing rooms and full-length triple mirrors. Typical work includes weddings, proms, holiday dresses, uniforms, suits, dresses, etc. Seller has already negotiated a favorable lease with options out to 12 years.

Profitable Tailoring and Alterations. 4.5 on Yelp



Recast Earnings (Not Verified By Business Team)

	12 Months Ended 12/31/2018	12 Months Ended 12/31/2017	12 Months Ended 12/31/2016
Sales	\$188,388	\$148,771	\$128,793
Adjusted Cash Flow	\$67,478	\$70,264	\$56,903

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	2	3	Business License
Owners	1	1	

Hours of Operation 10AM to 7PM M-F. 10AM to 3PM Sat. Closed Sun.

Price/Terms

Asking Price	\$85,000
Down Payment	\$85,000
Inventory (included)	\$0
Real Property Available	No

Lease

Monthly Rent Including NNN	\$1,893
Expires	9/30/2022
Option	For 4 years
Size (sq.ft.)	1148
New Lease Available	Yes

Miscellaneous

Type of Organization	Partner	Training	2 weeks 20 hours
Reason for Sale	Retirement		

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.