

SA10607 - Health and Medical

Northern California - Sacramento

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Motivated seller, retiring, moving out of state, owner financing for the right buyer is available with the proper down payment.

Located in the center of Town with a corner location allowing visibility from traffic coming from both directions, an impressive 38,000 ADT Traffic count per day, with ample parking delivering customers to the business. Easy to operate, any individual can run this operation, making it ideal for retirees, husband and wife team with proven tech training for a smooth transaction.

Profitable Vitamin shop, low rent



Recast Earnings

(Not Verified By Business Team)

	6 Months Ended	12 Months projected	12 Months Ended	12 Months Ended
	06/31/2021	12/31/2021	12/31/2020	12/31/2019
Sales	\$61,750	\$123,991	\$107,850	\$25,358
Adjusted Cash Flow	\$35,921	\$70,853	\$62,739	\$14,354

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	0	0	Seller's permit, business license
Owners	1	0	
Hours of Operation	Mon - Fr 10am-6pm, Sat 11-5pm, Sun Closed		

Price/Terms

Lease

Asking Price	\$198,000	Monthly Rent Including NNN	\$2,480
Down Payment	\$59,400	Expires	m-to-m
Inventory (included)	\$12,500	Option	No
Real Property Available	No	Size (sq.ft.)	1000
		New Lease Available	No

Miscellaneous

Type of Organization	Sole Prop	Training	6 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.