

SA10861 - Retail

Northern California - Sacramento

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75+ Year old furniture store in iconic building! This store has exclusive vendors & selected furniture that is only available at this location. Currently ran semi-absentee with key employees in place that are well trained. Profitable and Covid-proof. Owner wishes to retire and pass on to a new, energetic owner that can implement social media advertising to grow sales & income. A new long-term lease is available to qualified buyer.

**Semi-Absentee furniture store w/ \$250K inv. includ**



### Recast Earnings

(Not Verified By Business Team)

	12 Months Ended 12/31/2021	12 Months Ended 12/31/2020	12 Months Ended 12/31/2019
<b>Sales</b>	\$1,644,872	\$1,212,498	\$1,161,737
<b>Adjusted Cash Flow</b>	\$247,597	\$215,738	\$76,960

### Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	4	0	Business, Furniture & Mattress reseller, sales permit
Owners	0	1	
Hours of Operation	Monday-Saturday 10am-6pm		

### Price/Terms

### Lease

Asking Price	\$825,000	Monthly Rent Including NNN	\$9,200
Down Payment	\$825,000	Expires	New Lease
Inventory (included)	\$250,000	Option	No
Real Property Available	No	Size (sq.ft.)	12000
		New Lease Available	Yes

### Miscellaneous

Type of Organization	Sole Prop	Training	4 weeks 10 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.