

SMITH'S HOMETOWN HARDWARE STORE

Glenns Ferry, Idaho

THE COMPANY

This is a rare opportunity to own a 40-year community hardware store with a loyal clientele reaching a 65 mile radius. The store includes 13,250 square feet of retail selling space with an additional 19,885 square feet for storage and office. Offerings include hardware, housewares, electrical, plumbing, paint, lumber/building materials, lawn and garden and gifts. The store is vital to the community serving local citizens, farmers, local business, contractor and tourists. The interior and exterior exudes nostalgia and has become a local tourist attraction along with all of the other unique sites Glenns Ferry has to offer. There is also a fenced yard with storage shed and container. The store is affiliated with the "Do It Best" co-op giving them greater buying power and prices.



THE LOCATION

The store is in the heart of downtown Glenns Ferry, Idaho on the Snake River, a one hour drive from Boise. The closest "Big Box" store is 30 miles away leaving local clientele dependent on the many items sold. Customers come from surrounding areas to meet their every day hardware needs. Glenns Ferry offers many of the amenities you would find in a bigger city, such as a health clinic, K-12 school, library, opera house, airport, post office, sportsman access, community park and swimming pool. In addition, it is a popular tourist attraction with Three Island Crossing State Park and large winery, bringing thousands of tourists to the area each year.

THE STRENGTHS

Having been in the community for over 40 years with a loyal local and tourist following is the store's greatest strength. The current owners have expanded store inventory that customers have grown to depend on. Sales are on an upward trend which continued even during the Pandemic.

THE REASON FOR SELLING

The current owners purchased the store with a 10-year goal to grow the business and retire. That time has come and they are ready to move on to the next phase of their lives.

THE IDEAL BUYER

Someone looking for a quieter, small town environment with retail experience would be well suited for this opportunity. Glenns Ferry has a great family environment in a beautiful setting for a family to live. It would also be ideal for someone wanting to run their own store and be their own boss.

THE POSSIBILITIES

A new owner can continue to grow with current offerings but can also add lumber, livestock supplies, pet supplies, outdoor living and lawn and garden items. There is additional retail space that is currently being used for a metal fabrication business that will be moving to a different location.

ASKING PRICE

\$800,000

Price Includes:

Store	\$400,000
Real Estate	\$400,000

TERMS:

Cash

ASSETS

Furniture, Fixtures & Equipment	\$ 52,545
Inventory	<u>225,000</u>
Total Assets	\$277,545

All values provided by Seller

2020 INCOME STATEMENT SUMMARY

Gross Sales	\$712,322
Cash Flow	\$169,681

Financial information provided by Seller



REQUEST ADDITIONAL INFORMATION

TO RECEIVE ADDITIONAL INFORMATION, please click the link below to fill out and submit an electronic **Confidentiality Agreement**.

<https://arthurberry.com/ca2>

**ARTHUR BERRY
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 www.arthurberry.com

Heidi Glaisyer
208-639-6170
heidi@arthurberry.com

File 5057 / Rev20211122



DISCLAIMER: All information contained herein has been provided by the Client Company and while believed to be correct has not been verified. This information, including any recast and/or projections of financial data, reflect considerable assumptions and subjective judgments which may or may not prove to be correct. There can be no guarantees that the Company's past performance is achievable in the future. Arthur Berry & Company makes no representations or warranties as to accuracy, truthfulness or completeness of the information presented herein and shall not be liable for any loss or injury in any way connected to this document. At all times Arthur Berry & Company and its agents are agents for the Seller and not for the Buyer, unless otherwise provided in writing. Recipient must do their own due diligence. Price and terms are subject to change.