

# FULL SERVICE GROCERY STORE

## Idaho Central Rocky Mountains Location

### THE COMPANY

This lifestyle or passive business purchase opportunity is wonderfully located in the Idaho Central Rocky Mountains. Founded over 23 years ago, the business grew continuously to service its growing loyal customer base of year-round residents and seasonal visitors. Today it is an over 15,000 square foot full service grocery store including a full deli with offerings like pre-made meals, grab-and-go options as well as other conventional deli services. Other departments include a meat department with choice meats and fresh fish, a produce department and bakery. The store also has an area dedicated to a State Liquor Dispensary retail sales (transfer approval required). The store is profitable and affords the sellers the ability to be semi-passive operators.

Currently the business has about 24 full and part time employees including a full-time general manager, assistant manager, department managers and other full and part time team members. During peak season the employee count increases. The store is part of the powerful Associated Foods Stores co-operative at nearly 450 stores strong. All participating store owners are required to have an ownership interest in Associated Foods stock. The co-operative purchasing power allows independent grocery stores to be price competitive with large grocery chains and therefore improve profitable. Associated Food Stores also provide training, product mix suggestions and access to latest grocery technology and more.

### THE LOCATION AND FACILITY

The store is an integral part of its community providing jobs, wholesaling products to local businesses, and supporting community activities. Located in a quintessentially beautiful Idaho mountain setting popular for its year-round activities including snowmobiling, backcountry skiing and hiking, camping, incredible fishing and river rafting. The store is essential for supporting the local tourist business. The next closest supermarket is approximately 40 miles away.

The store moved into its current custom built leased location in 2011. There are approximately five years remaining on the current lease with two five-year options to renew. The sellers updated much of the refrigeration equipment in the last several years as well as the point-of-sale systems including adding self-check out stations.

### THE REASON FOR SELLING

Having operated the store for about 25 years, the sellers are ready to retire.

### THE POSSIBILITIES

This business is an excellent opportunity for buyers interested in a lifestyle business in a quiet town, just like the sellers over 25 years ago. It can also be a fit for existing store operators looking to expand through acquisition.

### ASKING PRICE

**\$2,000,000**

### TERMS:

Cash

### ASSETS

Furniture, Fixtures & Equipment	\$385,000
Inventory	270,000
Intangible Value	<u>\$1,345,000</u>
<b>Total Assets</b>	<b>\$2,000,000</b>

All values provided by Seller

### INCOME STATEMENT SUMMARY 2024 (Estimate)

Gross Sales	\$5,800,000
<b>SDE*</b>	<b>\$525,000</b>

\*SDE- Seller Discretionary Earnings (EBITDA + Owner's comp)

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/confidentiality-agreement>

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