

# 44 DEGREES NORTH

## Resort Town Gift Shop in McCall, Idaho

### THE COMPANY

Imagine any gift possible and you will find it in this well-established resort town gift store. Established 12 years ago it has grown to become the premier gift buying destination for tourists as well as local residents. The selection of merchandise includes local crafts, glass art, paintings, purses, souvenir clothing, hats, jewelry, greeting cards, stickers, toys, metal art, stone sculptures, photo art, lotions, soaps, specialty food items, and many other offerings. The creative displays and décor provide endless browsing for a fun and whimsical shopping experience. There are currently two full-time and two part-time employees. In addition, two owners work approximately 20 hours per week each and there is a full-time general manager.

### THE LOCATION

The store is located in the heart of downtown McCall, Idaho on the lakeside with heavy foot traffic throughout the four seasons. There is approximately 1,972 square feet of store space with 1,837 square feet of basement space for merchandise storage. This resort town has experienced rapid growth over the last several years and is expected to continue to expand. A new owner would negotiate a long-term lease with the landlord.

### THE STRENGTHS

This has been the “go to” gift store for anyone visiting or living in town. McCall has experienced continued tourism growth over the last several years and is expected to have record breaking sales in 2023. The owners have created a very unique shopping experience with their creative selection and merchandising finesse.

### THE REASON FOR SELLING

The two owners have worked very hard the last several years to create a wonderful shopping experience for their customers. They would like to retire and pass this fun experience on to a new owner.

### THE IDEAL BUYER

A very creative, artistic person with retail experience would be the ideal buyer. It would also be great for an individual who loves the outdoors and would like the lifestyle of a small resort town.

### THE POSSIBILITIES

With continued strong merchandising and creative product selection this business will continue to grow due to the explosive growth of the community. There is also the opportunity to expand the business into e-commerce by creating an on-line store and website.

### ASKING PRICE

~~\$695,000~~

Price Reduced to  
**\$595,000**

### TERMS:

Cash

### ASSETS

|                                 |                  |
|---------------------------------|------------------|
| Furniture, Fixtures & Equipment | \$ 21,796        |
| Inventory                       | <u>100,000</u>   |
| <b>Total Assets</b>             | <b>\$121,796</b> |

*All values provided by Seller*

### INCOME STATEMENT SUMMARY (2024)

|                  |                  |
|------------------|------------------|
| Gross Sales      | \$860,837        |
| <b>Cash Flow</b> | <b>\$246,009</b> |

*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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