



COMMERCIAL PROPERTIES
&
BUSINESS BROKERAGE

9130 Galleria Court • Naples, Florida 34109

Phone (239) 877-3394

FAX 1-(866) 225-0457

www.SAGEFLA.com

**BUSINESS
for
SALE**

**PACKAGE LIQUOR STORE
w/ 4-COP LICENSE
in FT MYERS, FL**



FCBBA#: 9400723

DESCRIPTION :

PRICE REDUCTION --Family run package liquor store located in Publix anchored shopping plaza on major traffic corridor in Ft. Myers, FL. Plenty of parking. Year round non-seasonal customer base--and yes folks continue to buy liquor in a recession. Large walk-in coolers, up-right fridges, state of the art internet video security system. POS register and inventory control programs. Well stocked with both premium liquors and wines along with a nice selection of shelf brands. Owners are moving from the state and are motivated to look at all reasonable offers. **Price includes 4-COP liquor license!** Send for color brochure by E-Mail.

FINANCIAL:

2009 Projected

Revenues	\$597,255	
Owner's Benefit:	\$55,000	
Inventory	\$60,000	<<not included in price
Furniture & Equipment	\$31,500	<<included in price
Liquor License:	\$275,000	<<included in price
Total Assets:	\$306,500	<<included in price

GENERAL:

List Price: \$299,000

Down Payment: \$299,000

Building type: part of shopping plaza

Square Feet: 1300

Premises for Sale or Leased?: leased

Real Estate Price If Separate: 0

Monthly Rent: 2832. including CAM and TAX

Lease Expires: 1/1/2009

Options: 1 @ 5 yr. Landlord open to new lease

CONTACT:

Dave Crisovan (239) 877-3394 DCrisovan@SAGEFLA.com

IF YOU WOULD LIKE TO RECEIVE MORE DETAILS OR A PROSPECTUS ON THIS BUSINESS INCLUDING FINANCIAL DATA, PHOTOS, etc. BY RETURN E-MAIL—

Please fill-in the Confidentiality Agreement (next page) :

- ① Print name(s) of Prospect(s)
- ② Signature(s)
- ③ Date signed
- ④ Telephone number (cell phone if preferred)
- ⑤ Street Address, City, State, Zip
- ⑥ E-mail address (important)

FAX back to: **1-(866) 225-0457**

(no cover sheet necessary)

TO: Dave Crisovan

1-(866) 225-0457



FLORIDA BUSINESS BROKERS ASSOCIATION
STANDARD CONFIDENTIALITY / DISCLOSURE STATEMENT
TRANSACTION BROKER

1 (print name) and/or assigns, herein known as PROSPECT, acknowledges and agrees that PROSPECT approached Dave Crisovan of SAGE Commercial Properties & Business Brokerage, Inc., 9130 Galleria Court, Naples, FL 34109, a TRANSACTION BROKER (BROKER), and that BROKER was the first to advise PROSPECT of the availability of and details concerning the following business opportunities and real properties:

Table with 3 columns: LISTING #, BUSINESS TYPE, BUSINESS DESCRIPTION. Row 1: 9400723, Retail, Package Liquor Store w 4-COP in Ft. Myers, FL

PROSPECT understands and agrees that all dealings concerning said business opportunity will be handled through BROKER and that BROKER HAS ENTERED INTO AN AGREEMENT FOR PAYMENT OF A COMMISSION WITH THE SELLER. PROSPECT further agrees that information received with respect to the above-mentioned opportunity will be kept in strict confidence...

All data on business opportunities are provided for information purposes only. No representation is made by BROKER as to the accuracy of the data provided. BROKER encourages PROSPECT to thoroughly review and independently verify to PROSPECT'S own satisfaction that the data provided are substantially representative of the business activity of the SELLER...

In the event that PROSPECT discloses the availability of said designated business opportunity of SELLER to any third party and this third party purchases the business without the BROKER, then PROSPECT, in addition to the remedies specified herein above, will also be responsible for the payment of BROKER'S compensation which would have been payable on the listed selling price or minimum compensation, whichever is greater.

PROSPECT agrees that he will not within two years from this date deal directly or indirectly with the SELLER without the BROKER'S written consent and should the PROSPECT do so directly or indirectly and a sale, management agreement, lease or other financial arrangement, including leasing the SELLER'S premises from the SELLER or Landlord is consummated, the PROSPECT shall be liable for all and any damages which the BROKER may suffer...

This Contract shall be governed by the laws of the State of Florida and the parties and the Broker specifically agree as a matter of substance and express their intention to submit any controversy or claim arising out of or relating to this contract, or the breach thereof, to resolution by taking any controversy or claim to a Court of Competent Jurisdiction and to file a suit at law and/or in equity.

The SELLER is the intended beneficiary of all covenants of Prospect, which benefit the SELLER, including without limitation, the covenants concerning the use of information disclosed to Prospect, and may bring an appropriate action to enforce such covenants.

Signature and contact information fields for PROSPECT (1) and [Signature]. Includes fields for TELEPHONE NUMBER, STREET, CITY, STATE, ZIP, and E-MAIL.