

**5+ acres PRIME property with multiple businesses-major hwy.**



Pictures are stock images and are not indicative of the actual business

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<b>Asking Price</b>	<b>*Annual Cash Flow</b>	<b>Annual Revenue</b>
<b>\$4,500,000</b>	<b>\$430,500</b>	<b>\$2,544,440</b>

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**Reference ID:**

**Gross Revenue: 2544440**

**EBITDTA:**

**FF&E:343900**

**Inventory: 200000**

**Real Estate: 0**

**Established: 2013**

Description:

**Business Description**

Summary Description: An investment opportunity with over 5 acres of VERY prime real estate (INCLUDED IN PRICE) that includes numerous profitable businesses. The real estate alone has MAJOR road frontage of 330 feet located on an extremely high profile boulevard. Traffic count provides tremendous advertising exposure to any business.

Also provides 14,228 square feet of building structures that includes multiple office space and upstairs fully furnished apartment living quarters.

Real estate alone is valued at \$3,000,000+ (INCLUDED) which would be a high profile location for numerous considerations. Great location with high frontage exposure, ample acreage, multiple profitable and unique businesses and close to interstate and airport.

NOTE: Owner would consider selling just the property for \$3,000,000 and liquidating businesses.

Unusual opportunity NOW available. ALL INQUIRIES CONTACT: Rob Sproles (cell) 850 341 3863 (email) [robsproles@msn.com](mailto:robsproles@msn.com).

Reason Selling: Original owner retiring

Please Note: NDA (nondisclosure) form IS required for further information. And Personal Financial Statement (PFS) MAY be required.

**Detailed Information**

**Inventory: Included in asking price**

**Real Estate:**

**Building SF: 14288**

**Employees: 6PT 5PT**

**Furniture, Fixtures, & Equipment (FF&E): Included in asking price**

**Facilities: GREAT LOCATION IN CAR CITY ON PRIME BOULEVARD. FRONTAGE IS 330 SQ.FT. VERY HIGH TRAFFIC COUNT. CLOSE TO EVERYTHING INCLUDING INTERSTATE AND AIRPORT.**

**Support & Training: Owner will assist. This to be negotiated.**

**Reason for Selling: Original owner retiring**

**Growth & Expansion: unlimited potential**