

SOLD - The Fishing Spot, Pay to Fish - With Real Estate - Sold

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

Asking Price	*Annual Cash Flow	Annual Revenue
\$2,250,000	\$400,000	\$900,000

Reference ID:

Gross Revenue: 900000

EBITDTA:

FF&E:50000

Inventory: 12000

Real Estate: 1900000

Established: 1950

Description:

This Fishing Spot has history that dates back to the 1950's. Fathers fishing with their kids say, "My grandfather used to bring me here to fish." This great fishing spot has been a family run business for many generations. Tradition and successful fishing are what makes this spot so unique. Many anglers return to this location because of the abundant fish they catch and friendly staff. The spots popularity attracts many tourists that read about this great spot with stunning views and great sunsets and sunrises. Another main attraction that brings people to this spot is the fact that Alabama residents do not need a fishing license to fish off this spot. The bait and tackle shop are situated on approximately 123.6 Acres with plenty of parking and waterfront access. **The well lighted spot comes off the southern end with about 21,000 square feet of fishing space.** Lots of room for expansion and waterfront access.

No fishing rods? Not a problem! They rent or sell whatever is needed to make a fun and successful fishing trip. The tackle shop handles any rentals and/or the sale of chairs, nets, , nets, beer, ice, candy, snacks, fishing rods and reels, bait and tackle and much more. The pier is open for fishing 24 hours a day (that's right, basically sunrise to sunrise!). A busy weekend means 5,000 6,000 visitors fishing this spot

24 hour easy access to fishing every day makes this a popular spot that brings approximately \$900,000.00 annual revenue and, yes, most of this is in **CASH**. The business has only in the past few years begun accepting credit cards, however the majority of the revenue is in the form of **CASH** sales. The tax returns reflect a net cash flow well over \$150,000.00 but that is only half the story. Did I mention the **CASH**? No credit card fees involved with those transactions! The seller will help show what this business can do for the new owner. Buy this unique business now because someone is about to reel in this big fish. **Real Estate included in asking price.**

Detailed Information

Inventory: Included in asking price

Real Estate: Included in asking price

Building SF: 750

Employees: 7

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

Home Based: Real Estate included in asking price.

Facilities: 21000 sq. ft. of fishing space

Support & Training: 30 days training and support

Reason for Selling: Retirement

Lease Expiration: Real Estate included in asking price.

Growth & Expansion: Lots of room for expansion