



Broker Info



Arthur B. Kessler
Business Broker / M&A Advisor
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Background

General Location: Los Angeles, CA
Category: Convenience Stores
Amusement & Recreation
Years in Business: 4
Under Present Owner: 4
Hours of Operation: 8am-9pm seven days
Owner Hours: 3 hours per week
Training: 3 weeks @ 20 hours
Organization Type: Sole proprietor
Lease Expiration: 2022
Lease Options: two 3 year
Building Size: 2400 sf
Employees: 4
Reason for Sale: Owner's health

Summary

Excellent cannabis zone location.
Hundreds of apartments within a very short distance.
Terrific lease with 420 friendly landlord.
Seller has architectural plans approved by the City.
Steel security doors.

Financials

Asking Price: \$225,000
Down Payment: Negotiable
Gross Sales: \$168,000
Discretionary Cash Flow: Call
FF&E: \$50,000
Inventory Included? No
Inventory: \$50,000
Min. Operating Capital: \$85,000
Real Estate Available? No
Rent: \$4,800
Payroll: \$5,200
Financing: Seller

Buyer needs to obtain delivery license and do minor build out.

Interested parties please register as a buyer at www.bizex.net then call Arthur Kessler at 310 650-7900 to learn more about this unique opportunity.