

**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**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**Broker Info****Arthur B. Kessler***Business Broker / M&A Advisor*

(310) 882-2200 x 126

LIC# 01227004

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.

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.