

Fulton County Package Store With Real Estate

PLUS INVENTORY



INCLUDES LAND,
BUILDING, BUSINESS

\$4,500,000

INVENTORY IS EXTRA - APPROX \$1,200,000

OPERATING AND READY
FOR YOU TO
TAKE IT OVER

GREAT FOR YOUR SECOND LOCATION
BEER, WINE, LIQUOR LICENSE TOO

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REAL ESTATE 678.488.9918
Residential - Commercial - Restaurants - Buyers & Sellers





A rare opportunity to purchase a high-volume beverage business along with a state of the art building, the business, and land with income in place.

Located in a terrific affluent area that is close to shopping, restaurants, and million dollar homes and businesses. This opportunity is set up for future growth.

- OVER 6000 SQ FEET BUILDING
 - .677 ACRES OR 29,490 SQ FEET OF LAND
 - PLENTY OF DESIGNATED PARKING
 - FREE-STANDING BUILDING
 - EXCELLENT CLIENTELE
 - CUSTOMER EMAIL LIST IN PLACE
 - VENDORS AND BEVERAGE CONTACTS IN PLACE
 - ALREADY CASH FLOWING
 - 24/7 SECURITY SYSTEM
 - STATE OF THE ART POS SYSTEM
 - DISPLAYS
 - RACKS, STORAGE SHELVES
 - MULTIPLE BEER AND WINE COOLERS
 - STAFF IS IN PLACE
 - PASSIVE INCOME
 - NAME OF BUSINESS SOLD WITH THE PURCHASE
 - UBER DELIVERY ALL SET
 - CREDIT CARD SYSTEM ALL SET UP
 - SMOOTH TRANSITION FOR BUYER
 - FULL OFF PREMISE BEER, WINE, LIQUOR LICENSES ARE IN PLACE AND ARE LIMITED IN THIS AREA
 - CLOSE TO MAJOR HIGHWAYS
- **OPPORTUNITIES INCLUDE:**
 - BUY THE BUILDING AND BUSINESS / OPERATE AS IS.
 - BUY THE BUILDING AND BUSINESS, AND LEASE OUT THE LIQUOR STORE FOR \$40 PSF
 - ENGAGE IN A TRIPLE NET LEASE AND LET THE TENANT PAY INSURANCE, AND REAL ESTATE TAXES.
 - 1031 EXCHANGE ON REAL ESTATE
 - PURCHASE AND RETAIN FOR INCREASED REAL ESTATE VALUE
 - INVENTORY IS EXTRA AT APPROX \$1.2M
 - PURCHASE AND CONVERT OR LEASE TO A RESTAURANT / RETAIL - PLENTY OF SHARED PARKING

FOR SALE AT \$4,500,000.

CONTACT

**CLIFF BRAMBLE FOR MORE INFORMATION
678.488.9918**

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