

**Listing No:** BBF-409-02334**\*May Qualify For Visa\*****\*Confidential Pictures Available\***

<b>Category</b>	:	Liquor Related Biz	<b>SIC</b>	:	5921
<b>Detail</b>	:	Liquor Package Store	<b>Price</b>	:	750,000
<b>County</b>	:	Marion	<b>Down</b>	:	650,000
<b>State/Prov</b>	:	Florida	<b>Disc Earn</b>	:	112,714
<b>Country</b>	:	USA	<b>Sales</b>	:	500,933

**Turnkey Operation in Growing Market****\*2023 = \$45k****\*2024 = \$104k****\*2025 = \$112k**

This is a rare chance to own a thriving liquor store in Marion County FL, strategically located on a busy highway between The Villages and Ocala. Positioned within a bustling retail plaza, the store benefits from excellent visibility, convenient parking, and a steady mix of loyal locals, retirees, seasonal customers and commuters.

Offering a wide selection of spirits, wine, and beer, lotto sales, tobacco and other retail items, the store is designed for consistent cash flow and future growth. Operations are streamlined with upgraded POS systems, security, and efficient inventory controls — making this a turnkey business ready for new ownership.

**Key Highlights:**

- Steady, proven sales history with loyal repeat customers.
- Prime location on one of the busiest local retail corridors.
- Lottery, tobacco and delivery add multiple revenue streams.
- **3PS Liquor License included – limited and in high demand.**
- **Inventory NOT INCLUDED but available**
- May qualify for E2 Visa.
- Flexible financing terms for qualified buyer
- Figures reflect owner operator

**Next Steps:**

Details available with signed NDA and proof of funds. Perfect for an owner-operator or investor seeking stable returns in Florida's growing liquor market.

<b>Reason for Sale</b>	:	Looking to expand business portfolio
<b>General Location</b>	:	Central Florida - Metro Ocala
<b>Organization Type</b>	:	Foreign Corp 'C' <b>Hours Owner Works:</b> 40
	:	<b>Years Established:</b> 3 <b>Years Owned:</b> 2.5 <b>Emp FT:</b> 0 <b>Emp PT:</b> 0 <b>Mgrs:</b> 0
<b>Non Compete</b>	:	<b>Miles:</b> 10 <b>Years:</b> 3 <b>Weeks Training:</b> 2 <b>Cost:</b> 0
<b>Operating dys/hrs</b>	:	Mon - Wed 9am to 10pm, Thu - Sat 9am to 12am
<b>Skills/Licenses</b>	:	Liquor license, business license
<b>Business is</b>	:	<b>Relocatable:</b> N <b>Home Based:</b> N <b>Franchise:</b> N <b>Lender P/Q:</b> N

<b>Data Source</b>	<b>P/L Statement</b>	<b>P/L Statement</b>	<b>P/L Statement</b>
<b>Year (Cash Flow)</b>	2025 (N)	2024 (N)	2023 (N)
<b>Gross Revenue</b>	500,933	503,081	366,774
<b>Cost of Goods</b>	308,955	294,352	207,349
<b>Gross Profit</b>	191,978	208,729	159,425
<b>Expenses</b>	79,264	104,541	122,990
<b>Net</b>	112,714	104,188	36,435
<b>Owner Salary</b>	0	0	0
<b>Benefits</b>	0	0	5,590
<b>Interest Expense</b>	0	0	3,229
<b>Depreciation</b>	0	0	0
<b>Other</b>	0	0	0
<b>Discretionary Earnings</b>	112,714	104,188	45,254

Accounts Rec	0	N*	Real Estate	0	N*
Inventory	170,000	N*	3PS Liquor License	300,000	Y*
FF & E	107,000	Y*	Total Assets	407,000	Y*
Leasehold	0	N*	*Included?		

Lease/Month:	4346	Square Footage:	2,353	Building Type:	S. Blk, Unit	
Terms and Options:		5 Year/w (2)	5 Year Opt.	Expiration Date:		
Loan/Assumable	- Amt:	100,000	Mos:	24	Rate:	7.00
Loan/Seller	- Amt:	0	Mos:	0	Rate:	0.00
Loan/Other	- Amt:	0	Mos:	0	Rate:	0.00

VICTOR MIRANDA ASSOCIATE BATESON BUSINESS BROKERAGE 210 CROWN POINT CIRCLE, SUITE 208 LONGWOOD, FLORIDA 32779 USA	Office: (407) 772-2340 Agent Direct: (407) 406 0976 Fax: (407) 772-1866 Cell: (407) 406 0976 Email: <a href="mailto:victor@batesonbrokerage.com">victor@batesonbrokerage.com</a> Home Page: <a href="http://www.batesonbrokerage.com">www.batesonbrokerage.com</a>
--	---

The seller provides all data and financial information on this business for informational purposes only. The broker does not warrant the above information and advises the buyer to seek professional advice when purchasing a business. This offering by the seller is subject to change or withdrawal without notice. This information sheet has been prepared on a confidential basis exclusively for:

\_\_\_\_\_  
Buyer

BBF-430904