

Property Details

CONTROL: Exclusive VALUE: \$950,000
LOAN: \$550,000
EQUITY: \$400,000

TITLE: MANITOU LIQUORS
TYPE: Retail/Commercial
One of two liquor stores in Manitou Springs, business and real property.
HAVE: Constant car and foot traffic, locals keep business up even in the off season. Staffing and management in place. Creek Side Tastings on back patio.
ADDRESS: 1108 Manitou Ave, Manitou Springs, Colorado
BENEFITS TO NEW OWNER: Existing income and ability to improve operations. A job with upside in a very desirable town.

GROSS SCHEDULED INCOME: \$722,000 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$615,000
NOI: \$107,000
DEBT SERVICE: \$0
CASH FLOW: \$107,000
CAP RATE: 11.26%



BENEFITS SOUGHT: Ideally, to retain the Real Estate subject to a new \$5,000 absolute NNN lease and not have to oversee liquor store employees.

MOTIVATION: Very high.

CAN ADD: Lots of real estate, paper, existing liquor inventory.

REMARKS: Numbers assume that new operator takes over some management. Has a fenced yard and a back patio that overlooks Fountain Creek. Will sell for the cost of the existing inventory with a \$5k NNN lease. Can be flexible on the lease.

OWNER: Blake Allen

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