

Zoellner, Garten & Co.

644 Linn Street, Suite 634, Cincinnati, OH 45203-1738

O-513-852-2404 F-513-586-1115 www.zoellnergarten.com

Acquisition Opportunity – Client 3145

Classic Five & Dime Store

Description. It's a third generation store everyone that enters will find something unique to purchase! It's a Five & Dime store that has crafts, fabrics, games, puzzles, and model toys right off the shelf. It has candy and other old-fashioned sweets that will probably remind you, your parents, or grandparents of a time when there was a store like this in every neighborhood in every town and city no matter how big or small.

Niche. The location is great – somewhere between 25,000 - 30,000 cars pass it each day, and there is a traffic light for easy access. It has what you want! Simple but true. They also do a lot of custom framing and are well known for their creativity. In addition, they have what everyone wants when celebrating major holidays such as Memorial Day and Halloween.

Opportunity. It's great the way it is and can be grown.

Financial. Sales in 2020 were over \$265,000. The Profit before Taxes was just over 34%.

Personnel. The Owner is active and runs it. He has one full time employee and part time employees to cover the Monday through Saturday 9:00 to 6:00 hours they are open.

Equipment. The Personal Property Assets consist of typical retail store fixtures.

Facility. The building is owned by the Owner of the Business. It's old but sturdy! The first floor is the retail space. The second floor has potential and is now used for storage.

Competition. There's really nothing like it in Southwestern Ohio. To find everything in this store would require visiting a dozen others.

Reason for Sale. It's time for the Owner to retire after any reasonable transition period.

Asking Price. It's an Asset Sale – Inventory varies – it has ranged from just over \$100,000 to over \$130,000 depending on the arrival of seasonal items. Personal Property Assets consist of displays and shelving.

Comment. It's a perfect place for a hands-on Owner to enjoy running a unique store.

To Learn More – Buyers must agree to the terms of our Confidentiality Agreement (CA) and submit a Buyer Profile. Please visit our web site to review the CA and complete the Buyer Profile.

Please contact us if you have any questions or need assistance.

Morgan Vaive, Vice President morgan.vaive@zoellnergarten.com Cell: 859-957-9657

John W. Zoellner, President jzoellner@zoellnergarten.com Cell: 513-382-3797