

**FOR SALE**



# High Volume Established Liquor Store in El Cajon

**3,850 SF**

<b>PRICE:</b>	\$599,000
<b>LOCATION:</b>	El Cajon, CA 92021
<b>REASON FOR SELLING:</b>	Retirement
<b>DEAL STRUCTURE:</b>	Cash
<b>SIZE:</b>	3,850 SF
<b>RENT:</b>	\$6,148.72/mo + NNN
<b>LEASE TERM:</b>	8 Yrs + 5 Yr Option
<b>ABC LICENSE:</b>	Type 21
<b>PARKING:</b>	Parking Lot
<b>2019 NET SALES:</b>	+/- \$1,100,000

- Great opportunity to purchase a profitable, recently remodelled liquor store in a prime El Cajon location
- High performing store with extra revenue from on-line sales & shipping that can be purchased for additional cost

- Type 21, Off-Sale General License available to transfer
- Ideal layout with 29 doors of reach-in retail, large walk-in cooler, plenty of storage and back room designed for the on-line sales and shipping business

- Incredible signage visibility on major boulevard with easy accessibility and large parking lot + easy in and out
- Snag this opportunity to own El Cajon's most well-known liquor store



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