

FILE # 4018\_73 A

Small grocery store with takeout counter

This New Brunswick family business was founded over 30 years ago and has been operating successfully ever since. Located in the heart of the Acadian Peninsula, this business benefits from high visibility and traffic volume as it sits in the center of a village on a main thoroughfare.

The building of this small grocery store is large enough to house two complementary activities : grocery service and takeout service.

The small grocery store is divided into different sections to cater to the needs of its customers more efficiently. There's a grocery section, a health products section, a hardware and pet supplies section, a toys section, a bazaar section, and a section for seasonal products such as hunting gear, fishing tackle, festive products, and others. The grocery section includes fresh produce, frozen products, canned goods, beverages, and more. The company listens to its clients by adapting to current consumer trends. It offers them leading products, such as gluten-free and/or organic products.

The store is also a sales outlet for the Atlantic Lottery and a tobacco retailer.

As for the takeout counter, clients can choose from a variety of dishes. This counter is particularly busy at lunchtime. The company has set up both indoor and outdoor tables so that customers can eat on the spot at their convenience. To ensure full service, the company added a beverage counter with a coffee corner and a slush corner. The takeout and beverage counters target a clientele of all ages, adults, and children alike, thanks to a choice of order sizes (oz for dishes or cup size for beverages).

Over the years, the company has built up a loyal customer base. Thanks to its strategic location, it can also count on passenger customers (snowmobile enthusiasts, four-wheeler drivers, cyclists on the Véloroute, or truck drivers).

The future buyer can consider many development opportunities. He could, for example, propose new products for the grocery store. He could also consider setting up a lunchtime delivery service for meals or developing a drive-thru service for drinks.

Do not hesitate to contact us for additional information:

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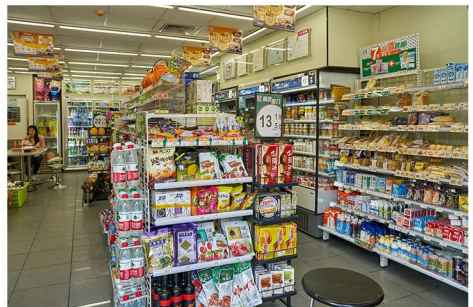
ASKING PRICE

\$659,000

ACTIFS INCLUS DANS LA VENTE:

- |            |             |              |            |
|------------|-------------|--------------|------------|
| ✓ LAND     | ✓ FURNITURE | ✓ INVENTORY  | ✓ GOODWILL |
| ✓ BUILDING | ✓ SUPPLIES  | ✓ ÉQUIPEMENT |            |

|                     |                       |
|---------------------|-----------------------|
| LAND AREA           | 4,210 m <sup>2</sup>  |
| BUILDING AREA       | 356.75 m <sup>2</sup> |
| ANNUAL SALES        | \$1,228,760           |
| MONTHLY PAYROLL     | \$11 435              |
| EBITDA*             | \$106,493             |
| YEAR OF ACQUISITION | 2006                  |
| ESTABLISHED YEAR    | Over 30 years         |
| FULL-TIME EMPLOYEES | 5                     |
| PART-TIME EMPLOYEES | 4                     |



\*EBITDA - Earnings Before Interest, Taxes, Depreciation, and Amortization

REASON FOR SALE

Retirement