

FOR SALE

Walnut St. Wines and Liquor

251 Walnut Street, Lockport, NY



PROPERTY DESCRIPTION

Very rare opportunity to purchase highly profitable business including real estate with continued sales growth in exclusive solid trade areas servicing Central Business district and substantial surrounding neighborhood residential development. Merchandise inventory at cost is additional. Original owner who has operated the business for over 50 years reluctantly will retire with no family to continue on with the business. The 2,400 SF store size is very easy to manage and operate. Very complete and accurate store financials are available to qualified parties. Please call listing agent for additional details. Premises adjoins Plaza which has additional parking area. You will be very pleased with the gross sales figures and commissions with corresponding net profit which more than justifies the asking price. Please no contact with the employees as this is a very confidential listing.

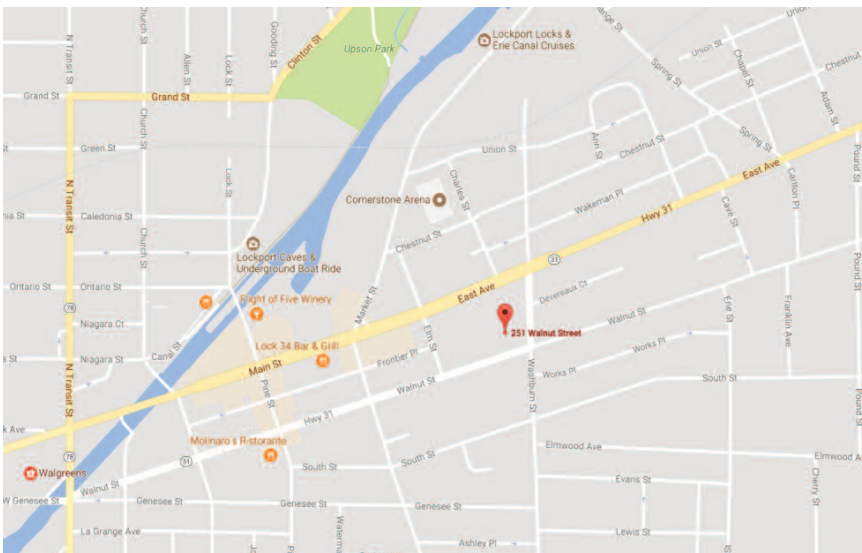
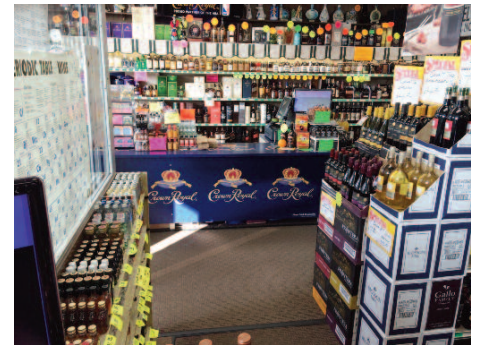
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	16,425	32,120	42,608
Total Households	7,339	13,781	18,135
Ave. Annual Income	\$52,131	\$58,594	\$61,759

PROPERTY OVERVIEW	
Lot Size	0.14 acres
Building Size	2,304 +/- SF
Stories	1
Parking	On Site



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COMMERCIAL

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