

CONFIDENTIAL BUSINESS OPPORTUNITY



Harley-Davidson
of Danbury®



Turn-Key Dealership
plus two CG-20 Lots
(one income producing)

Premier Locations!

51 Federal Road (Harley-Davidson - CFMOTO)

49 Federal Road (Enterprise as Tenant)

Exclusive Agent

Paul J. Valeri, CBA

Serving Connecticut since 1973

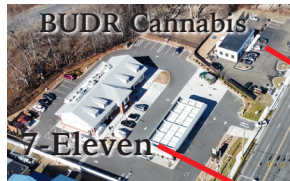
203-948-7899



Affluent Fairfield County Connecticut's ONLY AUTHORIZED HARLEY-DAVIDSON + CFMOTO DEALERS



**Harley-Davidson
of Danbury®**



(Tenant) 49 Federal Road
Danbury, CT 06810

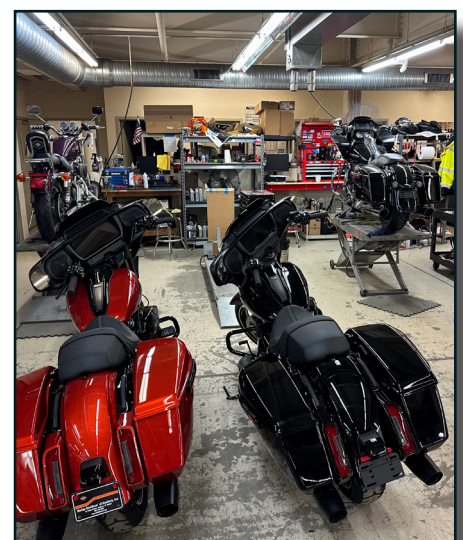
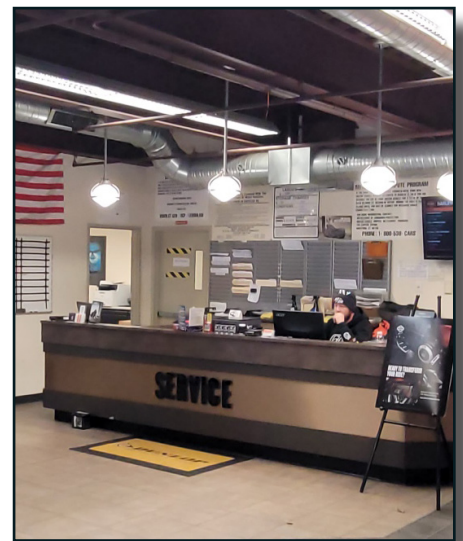


51 Federal Road, Danbury, CT 06810

<https://www.hdofdanbury.com> &
<https://www.fairfieldpowersports.com>

Harley-Davidson of Danbury + Fairfield Powersports

Two Exclusive Dealerships with upside potential



Fairfield County's only authorized Harley-Davidson® dealership

- Sale of business and real estate, fully equipped & "turn-key". Proven dealership comes with two franchises for exclusive Harley-Davidson and CFMOTO motorsports in a state of the art 27,776 SF landmark 1-acre site on 51 Federal Road in Danbury, Connecticut. Readily recognized as a premier location adjacent to I-84 West. Built of award-winning construction & design in 2003, it has been meticulously maintained. Benefits from rental income on the 49 Federal Road's adjoining 3/4 acre. Long-term tenant there since 1994 is Enterprise Rent-A-Car in 4,960 SF. Arrangement allows for shared parking plus additional storage for H-D Danbury.
- Both lots are in Danbury's most generous commercial zone, CG-20, on what is commonly accepted to be a superior, high-profile retail location. It may allow addition or signage on the Enterprise side to go up as high as 45 feet, making it, potentially, even more high profile, in dramatic full view of traffic off I-84 West.
- 51 Federal is situated on the corner of International Drive, walking distance to world famous Pepe's Pizza, a new 7-11, Applebee's, BUDR (grass), Lowe's, and Best Buy. Super convenient to Danbury's Car Dealer Row, plus interplays the exciting array of "major league" retail on coveted Federal Road.
- Prospective buyers need to be aware that their proposed ownership needs to be approved by Harley-Davidson Corporate. Combination of financial strength along with demonstrating powersports experience are essential prerequisites!
- Besides ownership of two franchises, new owner benefits from transfer of current CT DMV license, allowing full sale of all motorized vehicles from this location.
- Included in sale price is estimated \$1.025M inventory of parts & clothing. Subject to update is requirement to pick-up highly desirable selection of showroom inventory estimated to be \$3.075M, conveyed as a pass through exclusive of purchase price.
- Seasoned staff in place, serving Sales, Parts, and Service departments.
- Features main showroom with dynamic, soaring two story ceiling, and massive wall pictorials that inspire bike culture. WOW! Dynamometer Room installed within the Service Department! There is a 6,000 lb lift that facilitates expansive upper-level bike storage. Layout supports executive offices, conference room, plus 1 full and 5 half baths. Harley-Davidson of Danbury is built to last!
- Harley-Davidson of Danbury, incorporated 1995, attracts exciting market potential from the Fairfield County market, strongly connected to NYC weekenders.

NOTE THAT SELLER REQUIRES all prospective buyers provide Proof Of Funds and Non-Disclosure Agreement before entering into any serious business discussions or sale negotiations.

Visit TWO WEBSITES applicable to subject's two franchises:

<https://www.hdofdanbury.com> & <https://www.fairfieldpowersports.com>

LISTED PRICE: \$16,425,000.



Qualified parties invited to contact Exclusive Agent:

Paul J. Valeri, CT LIC since 1973

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Bridgewater, CT 06752

CONFIDENTIAL