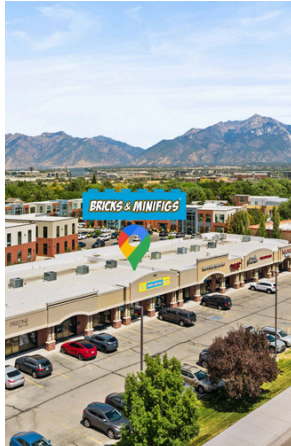


# FOR SALE: TURNKEY FRANCHISE BUSINESS

*Own 3 Established Bricks & Minifigs LEGO® Stores in Utah*



## BUSINESS SUMMARY

### Years in Operation:

- **South Jordan: 9 yrs**
- **Salt Lake City: 8 yrs**
- **Bountiful: 1 yr**

### Financial Overview (Gross Revenue):

- **2022: \$838,000**
- **2023: \$985,000**
- **2024: \$1,194,000**

## LOCATION DETAILS:

### 1. South Jordan Location

- 1086 W South Jordan Pkwy, Ste 105
- 4,908 SF (Units 104 + 105)
- Includes basement & upper floor
- Owned space in retail strip
- South Jordan Real Estate: \$1,250,000
- South Jordan Business: \$185,000
- FF&E: \$30K | Inventory: \$55K

### 2. Salt Lake City Location:

- Address: 755 E 3300 S, Millcreek
- Leased space, well-established
- Strong repeat customer base
- Salt Lake City Business: \$75,000
- FF&E: \$15K | Inventory: \$30K

### 3. Bountiful Location:

- Address: 575 W 2600 S, Bountiful
- New location showing fast growth
- Leased retail space
- Bountiful Business: \$85,000
- FF&E: \$40K | Inventory: \$40K

## TOTAL ASKING PRICE: \$1,495,000 (INCLUDES SJ REAL ESTATE)

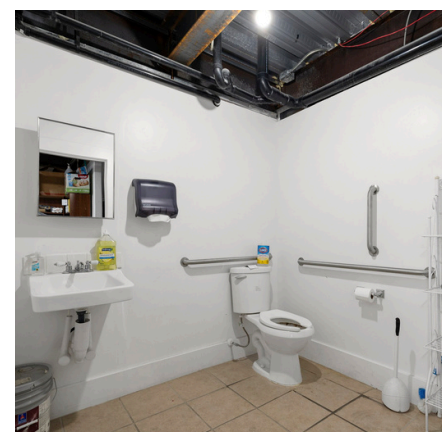
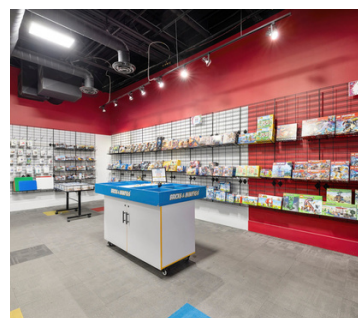
This is a rare chance to own a profitable, multi-location franchise with national brand recognition and real estate included. The South Jordan property will be sold as a standard transaction, while the businesses may be purchased via cash or seller-financed payment terms. The sale includes inventory, furniture, fixtures, equipment, and franchise support. With strong revenue growth, loyal customer base, and systems already in place, this is a turnkey investment with immediate upside. Full financials, leases, and balance sheets available upon request. NDA required. Contact Clay Winder for additional info or to schedule a private tour.





# SOUTH JORDAN

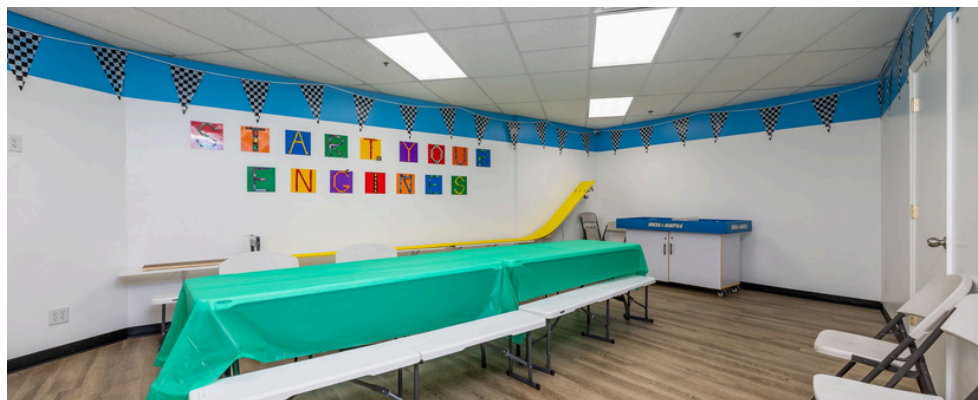
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# BOUNTIFUL LOCATION

*Own 3 Established Bricks & Minifigs LEGO® Stores in Utah*





# MILLCREEK LOCATION

*Own 3 Established Bricks & Minifigs LEGO® Stores in Utah*

