

FOR SALE



PROFITABLE OPERATING PRINT SHOP FOR SALE

23525 EDEN STREET • PLAQUEMINE, LA 70764

SUMMARY

| | |
|----------------|-------------|
| Price: | \$1,399,000 |
| Building SF: | 7,280 SF |
| Lot Size: | 0.31 Acres |
| Business Type: | Print Shop |
| Zoning: | Commercial |



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Profitable operating print shop for sale. This offering includes Real Estate, business and equipment. The facility totals 7,280 sf of heated and cooled office and warehouse area with an upstairs efficiency apartment. The turnkey operation is capable of facilitating the largest and smallest print jobs. The 6 employee staff and Iberville Parish location leverages this print shop for local political print jobs, industrial safety printing and municipal printing jobs. With \$950,000 in gross annual sales volume and only 2 competing smaller print shops in the area, this business is in a league of its own producing steady cash flow while still offering upside potential. The .31-acre lot offers adequate parking. This is a great opportunity to acquire a profitable business. Contact Broker for equipment list and financials.

- Industrial Contacts
- Political Contracts
- Flood Zone X
- \$950,000 Gross Annual Sales
- 6 Employment Staff
- Capable of Large and Small Print Jobs





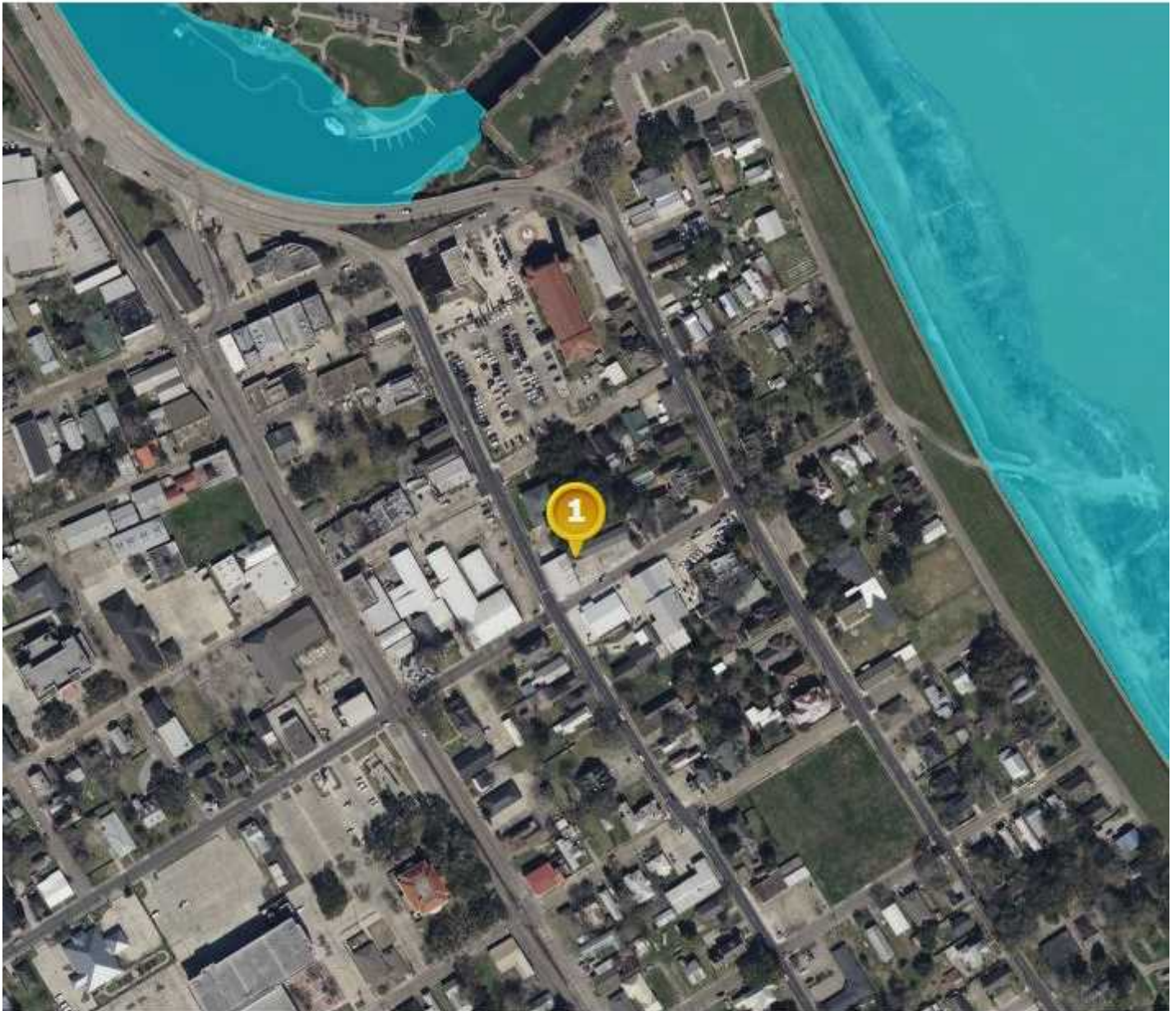
OFFICE AND BREAKROOM

23525 EDEN STREET



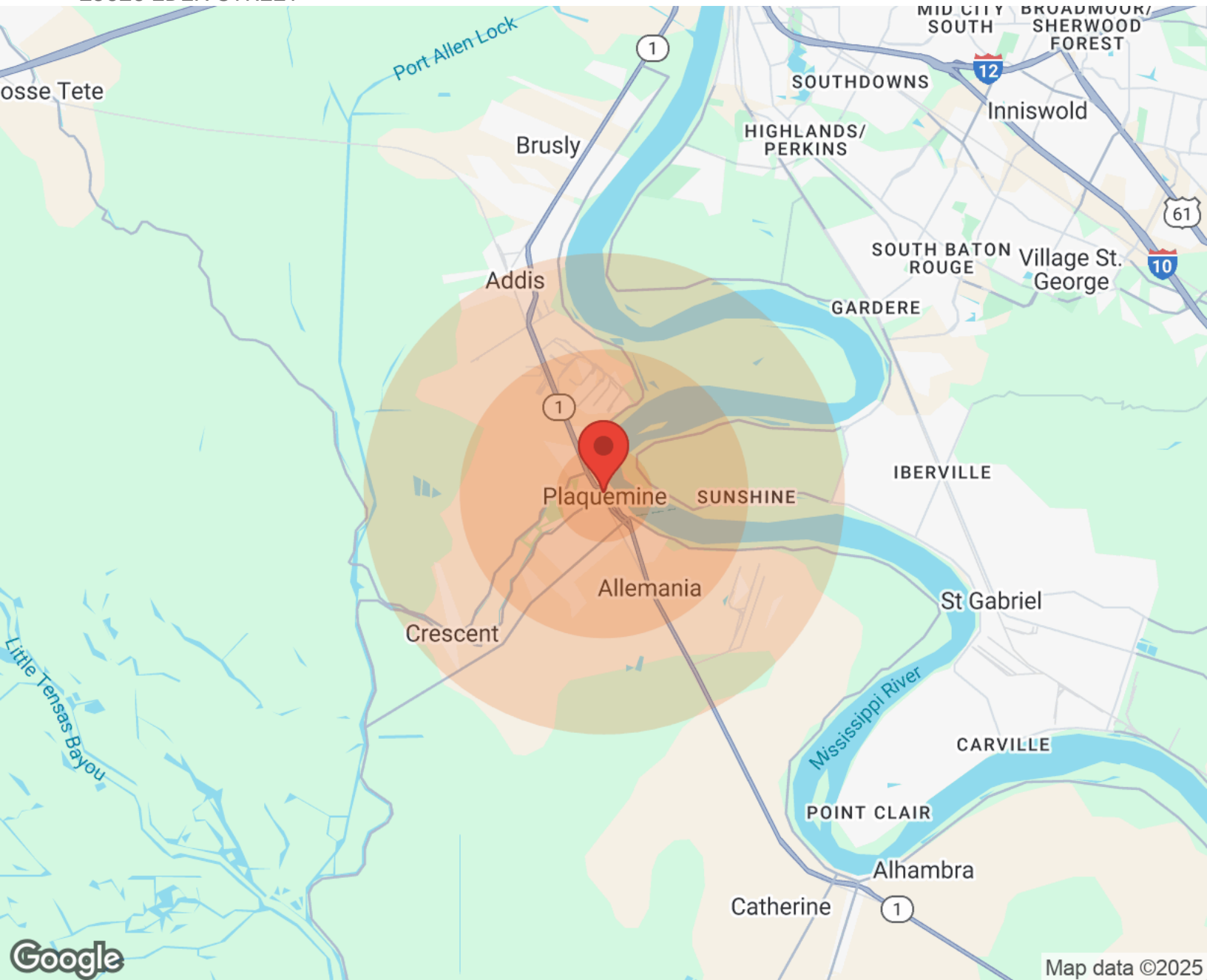
FLOOD MAP

23525 EDEN STREET



DEMOGRAPHICS

23525 EDEN STREET



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 968 | 4,664 | 8,050 |
| Female | 1,105 | 4,912 | 8,792 |
| Total Population | 2,073 | 9,576 | 16,842 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 444 | 2,153 | 3,786 |
| Ages 15-24 | 277 | 1,426 | 2,577 |
| Ages 25-54 | 781 | 3,702 | 6,651 |
| Ages 55-64 | 238 | 1,049 | 1,791 |
| Ages 65+ | 333 | 1,246 | 2,037 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 1,192 | 3,904 | 7,814 |
| Black | 830 | 5,562 | 8,869 |
| Am In/AK Nat | N/A | N/A | N/A |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | 36 | 113 | 204 |
| Multi-Racial | 82 | 196 | 294 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$35,050 | \$41,203 | \$44,539 |
| < \$15,000 | 226 | 815 | 1,070 |
| \$15,000-\$24,999 | 144 | 498 | 814 |
| \$25,000-\$34,999 | 37 | 396 | 735 |
| \$35,000-\$49,999 | 98 | 486 | 968 |
| \$50,000-\$74,999 | 116 | 471 | 1,033 |
| \$75,000-\$99,999 | 66 | 445 | 678 |
| \$100,000-\$149,999 | 132 | 325 | 590 |
| \$150,000-\$199,999 | N/A | 71 | 158 |
| > \$200,000 | N/A | 24 | 96 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 925 | 3,835 | 6,912 |
| Occupied | 836 | 3,502 | 6,245 |
| Owner Occupied | 528 | 2,412 | 4,568 |
| Renter Occupied | 308 | 1,090 | 1,677 |
| Vacant | 89 | 333 | 667 |

List of all printing equipment including approximate age

| <u>Equipment Description</u> | <u>Year Built</u> |
|--|-------------------|
| 27" Laminate | 2004 |
| Shrink Wrap | 2012 |
| Canon TX Wide Format | 2019 |
| Jet Press 2/2 | 2000 |
| Heidelberg QM46 | 2000 |
| Heidelberg PM52P | 2005 |
| Heidelberg – SM74P | 1999 |
| Polar 30" cutter | 2005 |
| Stahlfolder with right angle | 2000 |
| Scott Reinforcing Machine – refurbished 1 year ago | 2022 |
| Rosbach Sticher | 1985 |
| Duplo System 5000 | 2000 |
| Challenge Cutter – Back Up | 1990 |
| Heidelberg Whirly Bird | Unknown |
| Meihte Vertical | Unknown |
| Challenge 5 Hole Puncher | 2000 |
| Roller Perf & Number | 2000 |
| Challenge Single Hole Puncher | Unknown |
| Heidelberg Plate Supprasetter with Software | 2005 |
| Xante Impressia Envelope Press | 2001 |
| Cambridge Small Eyelet Machine | Unknown |
| Edward Segal Large Eyelet and grommet machine | 2002 |
| Challenge Round Corner | Unknown |
| Rhin O Tuff hole Punch and Coller | 1995 |
| Many Computers with software | Unknown |