

# 56609 Hwy 212 Charlo

## Charlo Grocery Store- 1,100,000



**Lot Size:** .32 acres Lots 1 & 2

**Building Size:** Approx. 6,400 Sq ft.

**Taxes:** \$3,486.89/ 2022

**Included:** Business, Building, Shelving/Coolers

**Inventory:** Purchased Separately



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*Be your own boss! The Charlo Grocery Store is located on Hwy 212 and is locally owned and operated. This turn-key operation sells all the small town needs: pop, beer, produce, meat, and groceries. They have a section of hardware as well as smelt and fishing tackle. Set up with a deli for fresh pizza, ice cream, hotdogs, and more. They make and sell take-and-bake pizzas weekly. Includes a butcher area with a meat slicer, hamburger grinder, and bandsaw all set up to cut and package meat. The sale includes the real estate, building, business, and all the shelving, and walk-in coolers needed to continue operation. Inventory is to be purchased separately. A new computer register system was installed in 2020. Current sellers are a member of Associated Grocery. Hooked to city sewer and water. Street parking is available on Hwy 212 with additional parking behind the store. The attached 3-car garage provides an easy place to unload semis and provides additional storage. Lots of history in this building. There is an old bank safe with 2' concrete walls on all sides. Office space plus additional rooms and space available if a new buyer is interested in expanding or creating a restaurant. Many updates including wiring and flooring have been done. The seller will consider owner financing with 20% down, up to 30 years for a qualified buyer.*