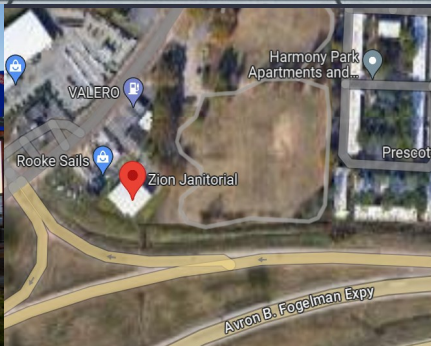


**FOR SALE**  
**THRIVING BUSINESS AND**  
**11,100 SF WAREHOUSE/OFFICE**  
**ZION JANITORIAL, LLC**  
**EQUIPMENT AND CHEMICALS SALES**

**1740 S. PRESCOTT STREET**  
**MEMPHIS TN 38111**

[www.facebook.com/ZionJanLLC](http://www.facebook.com/ZionJanLLC)



**OFFERING PACKAGE AND PRICING AVAILABLE ON REQUEST**



**Stevensgroup, LLC**

**LARRY FRANKENBACH**

**615 260 1945**

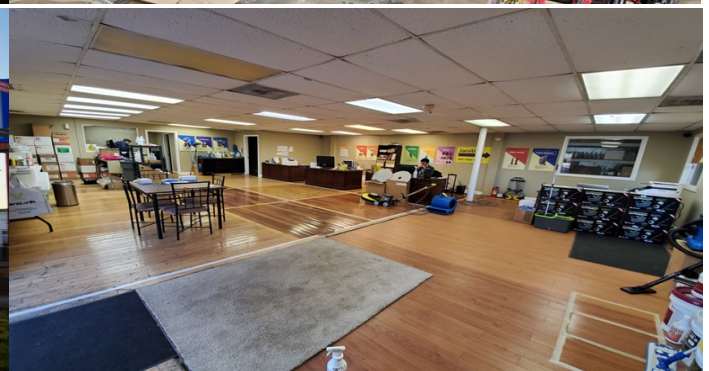
**LARRYFRANKENBACHCRE@GMAIL.COM**

**MELANIE EIFLNG**

**615 584 3118**

**CALLIN4DOLLARS@GMAIL.COM**

# BUSINESS AND REAL ESTATE FOR SALE



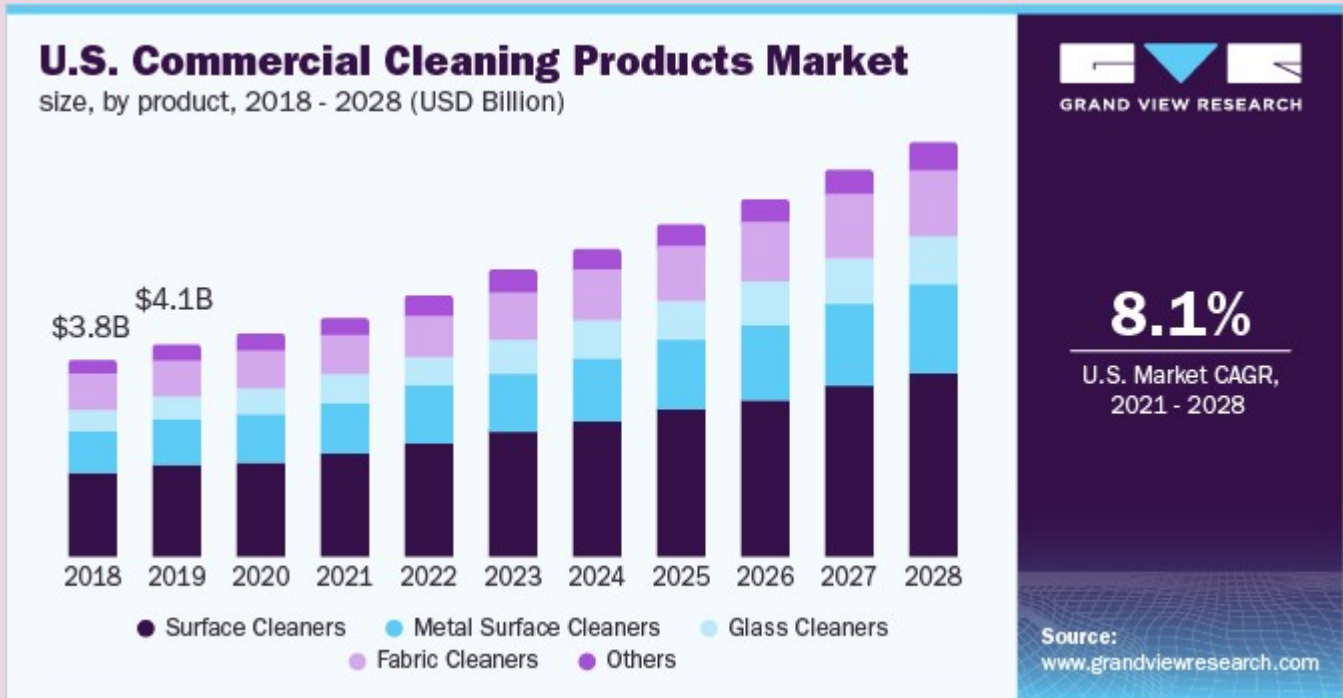
- ◆ PRE-FABRICATED METAL BUILDING
- ◆ EXCELLENT CONDITION
- ◆ PRIVATE SECOND FLOOR OFFICE AREA
- ◆ DOCK LEVEL AND GROUND LEVEL ACCESS
- ◆ ASPHALT ACCESS AND EMPLOYEE PARKING
- ◆ SECURITY SYSTEM

- ◆ OFF I 240 RAMP AT PRESCOTT
- ◆ DIRECT VISIBILITY FROM 240 AND EXIT
- ◆ 11.8 MILES TO DOWNTOWN & I55 TO AR
- ◆ 11 MINUTES TO MEMPHIS AIRPORT
- ◆ CEILING HEIGHT @ PEAK @ WALLS
- ◆ CMU-1 ZONING COMMERCIAL MULTI-USE

PRICING AND FULL FINANCIALS PACKAGE AVAILABLE ON REQUEST

# INDUSTRY OUTLOOK

THE TRENDS FOR FUTURE GROWTH IN THE INDUSTRY ARE UP!



- ◆ OTHER KEY INDUSTRY FORECAST AND METRICS
- ◆ SALES RANKING OF CUSTOMERS BY ANNUAL VOLUME
- ◆ AMAZON
- ◆ OTHERS

CPA: ANDY LEE

LEGAL REPRESENTATION:

2174 Pleasant Hill Rd Ste 204A,

Duluth, GA 30096 770-817-2820

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## **Executive Summary VERIFY ALL BELOW WITH OWNERS**

**Last 2 years Sales:            Last 2 Years Net Profit:    2023 Projected Net Profit:**

**Location: 1740 S. Prescott Memphis TN 38111**

### **Inventory:**

Included in asking price. As of 11/1/2023 VALUED AT:

### **Employees:**

5

### **11,100 SF Warehouse, Furniture, Fixtures, & Equipment (FF&E):**

Included in asking price

### **Competition:**

Recession resistant industry. This business services a distinct niche that allows it to thrive in a multi billion dollar market. Simple business model leverages advantages over competition. Access to advanced analytics, tremendous buying power, established procedures and support allows the owner operators to flourish.

### **Growth & Expansion:**

Expansion of direct online sales and sales growth opportunities through new products.

### **Support & Training After The Sale:**

3 weeks of training at no cost with continued support and training throughout.

### **BELOW TO BE PROVIDED BY ANDY LEE, CPA**

- ◆ **2021 & 2022 SALES, PROFITS AND LOSSES**
- ◆ **SALES AND PROFITS TRENDS....GRAPH**
- ◆ **CURRENT BALANCE SHEET**
- ◆ **ASSETS/INVENTORY BREAKDOWN**
- ◆ **SALES RANK BY PRODUCT**
- ◆ **EQUIPMENT/CHEMICALS SALES 50/50 ??**

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## **BUSINESS AND REAL ESTATE SALES CONTACTS:**



### **STEVENS GROUP**

Melanie Eifling is an Auctioneer, Realtor, Announcer, and Commercial Real Estate Expert in Nashville, TN. She has a vast International following. Her expertise is networking Nashville's diversity. She was the 2007 TN Women's Auctioneer Champion and the 2006 Reserve TN Rookie Auctioneer Champion. Eifling has Bachelor of Science degrees in animal science and agricultural business from the University of Arkansas.



### **GRISWOLDREALTY**

Larry Frankenbach is a 20-year veteran in commercial real estate with broad experience including land sales and acquisition, mixed-use development retail and industrial leasing and sales as well as office leasing. Prior to entering the commercial real estate industry Larry served as a senior executive for two Fortune 500 firms: Manufacturers Hanover Bank and Walt Disney Studios. He has a Bachelors and Masters Degree from the University of Memphis in Marketing and Finance.

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