🍷 Exclusive Business Opportunity 🍺

Only Liquor Store in Town – Plus Gaming, Bar & Rental Income!

Asking Price: $750,000

📍 Location & Market

- Located in **Mason County, IL (Havana)**
- Town population: **3,300 residents**
- **Zero competition** – the only liquor store in town
- Demographics:
  - 93.4% White (Non-Hispanic)
  - Median Age: **41.7 years**
  - Median Household Income: **$55,428**

💰 Multi-Stream Revenue Model

1. **Liquor Store** – Core business serving the entire town
2. **Bar & Gaming** – Over **$4,000/month** from gaming revenue (owner's share only)
3. **Rental Income** – Ice cream franchise tenant provides steady cash flow

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🚀 Growth Potential

- **Absentee-run** → Immediate upside for a hands-on operator
- Comparable towns show potential to reach **$1.5M in annual sales** with active management
- **Untapped EBT Opportunity** – store has **never accepted EBT cards**, despite strong demand in the area

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🌟 Why This Deal Stands Out

✓ Long-established, proven business
✓ Monopoly position in the market
✓ Built-in customer loyalty
✓ Multiple revenue streams for stability
✓ Expansion opportunities: bar, EBT sales, and rental income

📞 Take the Next Step

Don’t miss this chance to own a **recession-resistant, cash-generating business** with room to grow.

Contact us today for details and to schedule a confidential showing.