

Women's Clothing Business for Sale

Sassy 545 Down Town Plaza #1097 & #2039, Sacramento, CA 95814

Value priced at: \$250,000
(includes approx \$100,000 inventory!)



Own this well-known clothing store, located in a prime location of prestigious Down Town Plaza. The business occupies two floors and features different retail clothing lines:

First floor: Junior clothing

- Facility: 2,246 sf
- Lease rate: \$13,000/mo (includes triple net)
- Lease term: Approx 4 yrs remain

Second floor: Plus size clothing

- Facility: 2,900 sf
- Lease rate: \$5,000/mo (includes triple net)
- Lease term: Month-to-month

For both floors:

- Revenue: \$75,000/mo
- Employees: 10 part-time, and owner-operator
- Operation hours: Mon-Sat: 10a-9p; Sun 11a-6p

The business is located in a heavy traffic area inside of the mall. Store sales are solid, but slightly lower due to a sluggish economy. However, retail sales on the 2nd floor have helped compensate because of great lease rate & additional revenue.

Great atmosphere location combined with high profit margin business. Beautifully laid out store with great improvements, must check out the location.

**Own a well-established business,
at an affordable price!**

Financial & operational information is an approximation, per owner. This information is deemed reliable, but not guaranteed or verified by broker. Because of the difference in management & structure, the new owner may realize either more or less. We invite you to visit the business as a customer, but please refrain from discussing this transaction with owner, employees, vendors, customers, or other unauthorized parties. A breach in this confidentiality may result in your liability if it interferes with the operation, financial performance, sale and/or value of the business.

**Contact Licensed Broker
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