

Commercial Business For Sale



THE MASIELLO GROUP
COMMERCIAL ASSOCIATES
REAL ESTATE
833-746-6479



Port Clyde Kayaks in Saint George

- Currently a thriving retail, rental and guide business
- Highly visible seasonal location
- Has exclusive market share and a loyal customer base
- Inventory and staff are already in place for this summer

MLS: 1409001

Sale Price: \$120,000

Retail Square Feet: 1,900

Zoning: Shore land



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Find us at: 318 Main Street Rockland, Maine 04841

Special Purpose Property For Sale



OFFERING SUMMARY

Sale Price:	\$120,000
Lot Size:	0 Acres
Building Size:	1,900 SF
Zoning:	Shoreland
Market:	Mid Coast Maine
Price / SF:	\$63.16

PROPERTY OVERVIEW

Thriving retail, rental and guide business available for purchase. This high visibility seasonal location has exclusive market share and a loyal customer base. Inventory and staff are in place for this summer. You can make this turn-key business yours in time for the 2019 season!

PROPERTY HIGHLIGHTS

- Currently a thriving retail, rental and guide business
- Highly visible seasonal location
- Has exclusive market share and a loyal customer base
- Inventory and staff are already in place for this summer

Port Clyde Kayak Profit & Loss Figures

Category	2016	2017
Gross Sales:	\$117,666.95	\$114,395.71
Less Costs of Goods Sold:	-26,763.94	-26,582.93
Gross Profit:	\$90,903.01	\$87,812.78
Less Operating Expenses:		
Advertising:	-505.00	-715.30
Automobile:	-6,030.81	-3,675.64
Bank Charges:	-4,836.19	-7,664.33
Boat Repairs:	-163.52	0.00
Discounts:	225.00	-327.90
Casual Labor:	-250.00	-460.00
Meals	-30.52	-87.03
Dues & Subscriptions:	-68.56	-235.00
Equipment Lease: ***	-383.76	-383.76
Freight:	-1,314.86	-2,166.33
Insurance:	-3,437.90	-3,994.00
Licenses & Permits:	-433.45	0.00
Miscellaneous:	-108.90	-56.71
Payroll Expense:	-1,648.15	-1,353.41
Payroll, Total:	-7,319.50	-4,810.00
Postage:	-24.78	-120.87
Printing & Coping:	-489.56	0.00
Profewssional Fees:	-769.39	-1,313.63
Promotional Gifts:	-252.86	0.00
Rent: (Kayak Shop)	-11,500.00	-11,570.00
Supplies:	-508.23	-446.94
Equipment:	-543.42	-888.03
Tour Food:	-1,601.89	-1,105.52
Wetsuits:	-252.50	-170.92
Office Expense:	-1,962.82	-2,096.79
Telephone: ***	-4,439.64	-5,124.14
Travel & Entertainment:	-297.51	-162.94
Utikilities:	-420.00	-675.50
Web Hosting & Design:	-2,305.99	-541.57
Net Operating Income:	\$39,228.30	\$37,666.52



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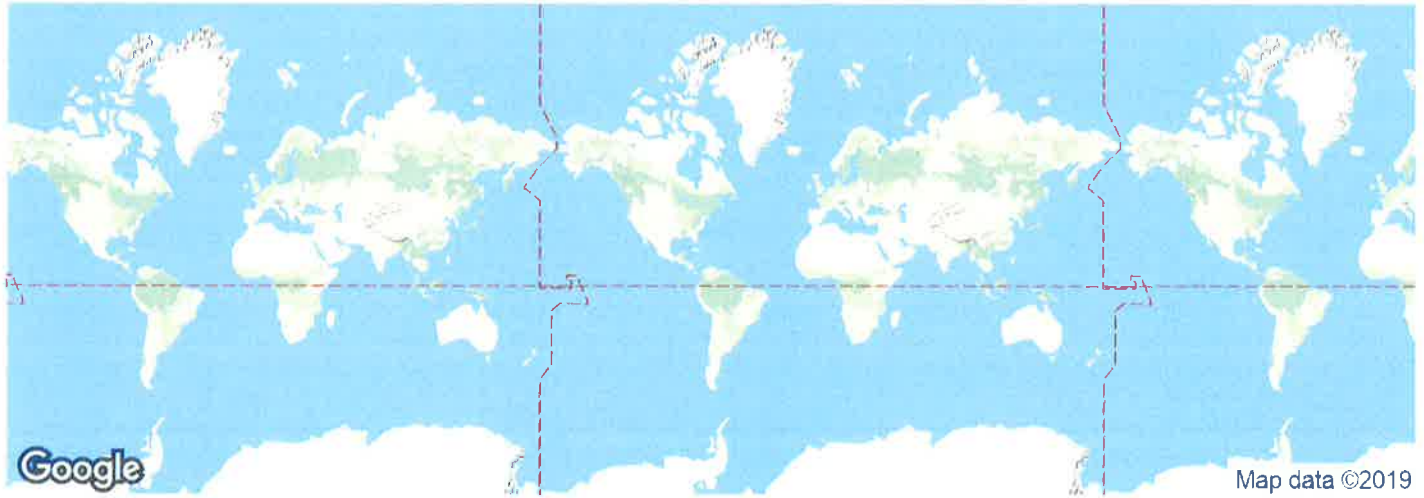


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POPULATION

- Total population
- Median age
- Median age (Male)
- Median age (Female)

HOUSEHOLDS & INCOME

- Total households
- # of persons per HH
- Average HH income
- Average house value

** Demographic data derived from 2010 US Census*