

BUSINESS BROKERS OF SAN ANTONIO

S471 –Dry Cleaning Plant- Texas Hill Country

This independent Dry Cleaning Plant with a second retail location is ideal for a new owner wanting to take an active role in the business and wanting to take advantage of growth opportunities in the fastest growing area in the state. Opportunities such as adding an additional drop station in the high traffic area nearby will enhance the cash flow. The strategically placed plant and drop station are in a highly desired hill country town is positioned for a new owner to grow the business. This is a branded dry cleaner with consistent \$200,000+ in revenue and increasing cash flows with no.

The leases are assignable. High quality machines are located for efficient operation. All equipment is meticulously maintained and continuously reinvested in. The dry cleaning is done with a petroleum solvent not PERC so no environmental issues.

The business does no advertising, and currently has one drop station along with a van to shuttle between the plant and drop station.

Owner is selling to focus on retirement. Current owner is willing to train new buyer for seamless transition and sign a non-compete agreement.

PRICE		REAL ESTATE	
Price Plus Inventory	\$145,000	Building Plant Drop Station	2,500 square feet 350 square feet
Owner Cash Flow 2017	\$50,000	Total Mo. Rent Payment	\$1,700 \$500
Revenue 2017	\$204,000	Lease Expires	12-31-2022
Revenue has been consistent for 3 years		Hours	Mon-Fri 7 am - 7pm Sat 9 am - 2 pm
OPERATION		ASSETS	
Employment (Full)	1 FT	Average Inventory	\$5,000
Employment (Part)	6 PT	FF&E	\$100,000 (incl)
Payroll/Month	\$5,300		

This is structured as an asset sale and is neither an offer nor a solicitation to sell securities. Call Bob Howells at 210-348-8989 or email at info@bbofsa.com for more information.