## UNIQUE LANDMARK BOUTIQUE ON HISTORIC DAHLONEGA SQUARE

**Operating Continuously for Over 38 Years** 

Dahlonega, Georgia Confidential Offering





Business for Sale	Boutique Serving North Georgia Mountain Community and Tourist Industry - Clothing/Shoes/Hats; Home Décor; Collectibles
Asking Price	\$260,000 includes inventory (\$125,000 value at cost to be adjusted to actual at closing)
Annual Revenue	\$180,000
Net Income	Disclosed with Confidentiality Agreement
Business Overview	Independently owned boutique located in a popular tourist destination about one hour north of Atlanta drawing an estimated one million visitors annually. Dahlonega is home to a thriving wine industry, a perfect wedding destination, and is an Official Appalachian Trail Community. Another driver for visitors is the University of North Georgia; over 6,000 students are enrolled at the Dahlonega campus. Strategically located on the historic public square, the store offers unique apparel, shoes, hats, jewelry, and collectibles. Current ownership has been in business at this location for 12 years; however, the business has operated continuously over 38 years.
Property Features and Assets	Approximately 1,200 square foot space with a small loft leased in a historical building on historic square. Ample public parking on the square.
Reason for Selling	Retirement
Additional Details	<ul> <li>The property is leased</li> <li>This is not a home-based business opportunity</li> <li>This is not a franchise</li> <li>The owner is willing to train/assist new owner for a limited period</li> <li>New marketing initiative including adding a website and improving social media and online presence will increase profits</li> <li>Confidential Offering is available for qualified purchasers with a Confidentiality Agreement</li> <li>Do not contact Owner or Employees directly</li> </ul>





For more information or to arrange a tour, please contact:

## **ROBYN LAJEVARDI**

Associate NGKF Capital Markets 770.552.2479 office 678.662.4272 mobile rlajevardi@ngkf.com

## J. MARK HILLIS

Senior Managing Director NGKF Capital Markets 404.926.1129 office 404.514.9608 mobile Mhillis@ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.