

5082, AMAZING VALUE - CUSTOM
WOODWORKING MANUFACTURER - WITH
PROPERTY

\$ 1,675,000



East Kootenay, East Kootenay District

Rare opportunity to own an established custom woodworking business with significant asset value - including real estate appraised at \$1,400,000, equipment at \$300,000 and inventory at approximately \$100,000.

This business has established a niche for custom specialty woodwork for upscale residences and resort properties. Working with architects, interior designers, decorators and homeowners, the company produces specialty architectural woodwork and unique kitchen, bath and other cabinetry. The company is certified to produce exterior door systems that meet current building codes in Canada and the US.

Purchase Options:

A - 100% of shares

B - 80% +/- of shares from retiring shareholder. The minority shareholder, a master cabinet maker and shop foreman who has been with the company for 24 years will partner with a compatible new owner.

Facilities:

The real estate is comprised of a total 1.245 acres zoned Commercial Service on 2 titles. The improvements are situated on one title with 9,700+/- sq.ft. of office and manufacturing space on the main floor. There is a comfortable high quality 4 bedroom loft home of 2,400sq. ft. +/- on the second floor. There is also a second lot that measures .44 of an acre with a separate title. This lot is not required for the business and can be developed for other uses, or sold. Estimated value of this lot is in the vicinity of \$225,000.00.

Growth / Expansion:

This is an opportunity to live and work in the same place, or to invest in a Rocky Mountain Resort town in South Eastern BC. This area is known for its safe environment, friendly community, and of course - natural beauty.

Expansion potential is great. There is a strong market for the company's products and the market

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can be expanded geographically. The company possesses certification to produce both interior and exterior door systems. Few small custom shops can make this claim.

A continued focus on high quality products will continue to produce referrals from the deep customer base that the company has served over the past 3 decades. A new focus on marketing; the company's quality and unique products using digital / Google marketing etc. will increase sales.

There is also the opportunity to develop or sell the extra lot.

Square Footage: 9,700

Asking Price: \$1,675,000

Gross Revenue: \$1,500,000

SDE Cash Flow: \$225,000

Real Estate Included? Yes

Real Estate Value: \$1,400,000

Inventory Included: Yes

Inventory Value: \$100,000

Years in Business: 1989 / 30 years

Owner willing to train? Owner is willing to train.

Reason for selling: Owner is retiring.

Type of Sale: Share

For more information contact Business Finders Canada: (250) 491-1111