

BUSINESS FOR SALE

Len Davidiuk Tax Services

7020 Pioneer Avenue, Agassiz, BC V0M 1A0



Well established tax, bookkeeping business for sale, along with Commercial building with 2nd floor residential suite

- Opportunity to purchase business and building together, or individually
- Business has established reputation and substantial client base
- Turn-key operation, seller willing to train/transition owner
- Client base is local and mainly repeat, leading to a consistent cash flow
- Reliable staff relationships, flexible hours for owner-operator
- Opportunities for new owner to increase income including:
 - Focus on bookkeeping, GST and corporate tax returns
 - Take on review engagements and/or audit opportunities as current owner doesn't work in that area
 - Increase fees to market level that competition charges
- Financial information available to qualified buyers

Business offered for sale at \$67,500

- 2 story commercial/residential building in good repair in excellent location on main street in Agassiz
- Building contains commercial space on ground floor, with 2 bedroom suite on 2nd floor
- Concrete covered patio in back, along with front and back facing 2nd floor decks with views
- Double garage and full undeveloped basement
- Owner open to carrying financing with significant down payment

Building offered for sale at \$565,000

SUMMARY

Len Davidiuk Tax Services is a tax service and bookkeeping business located on the main shopping street in Agassiz BC. The company focuses primarily on tax services and has an extensive client list, primarily local and many repeat clients. It has been successfully serving customers throughout the region for the past 21 years. Competition is limited in the area, and there are many opportunities to increase the business revenue if a new owner would choose to. There is 1 full-time employee, and additional staff hired as required.

The business is ideal for an owner operator who values a stable client base and is looking for a great opportunity. It is a turn-key operation, providing great flexibility and opportunities. There are many opportunities to expand and grow the business, and the current owner is prepared to provide training and transition assistance to the new owner. The business is offered for sale at \$67,500.

OPERATIONS

The business operates out of a 1,200 sq ft ground floor commercial space on the main street in Agassiz. Many of the customers are repeat and referral



clients. There are many opportunities to increase the business. Significant growth is available by taking on more accounting and audit or review engagement work as the current owner does not work in that area. More substantial marketing and social media development would also substantially increase the client base.

There is an up-to-date computer network with a one year old server and 5 newer computers. The office furniture is also included, with 5 desks and 8 file cabinets along with other miscellaneous equipment. Replacement value of the included equipment alone would be \$15,000+.

BUILDING DETAILS

The 1,200 sq ft ground floor office space has excellent frontage access and visibility on the main shopping street in Agassiz. There is customer parking all along the street, as well as a retail plaza with parking next door. There is a full basement space that is undeveloped, and a back entrance with double garage and extra parking.

The residential suite is open plan with one large bedroom and an additional den sized bedroom and is also 1,200 sq ft. It has multiple decks, front and back, including a 700 sq ft deck with excellent view of Mt. Cheam and an enclosed gazebo.



ABOUT AGASSIZ

The community of Agassiz, with a population of just over 6,000 and Harrison Hot Springs with a population of 2,000, rests at the intersection of Highway #9 and Highway #7. It is a friendly agricultural community known for healthy, country living, endless outdoor activities and breathtaking scenery.

The small community lifestyle includes comfortable, friendly surroundings, assured accessibility and conveniences, peace of mind and solitude; yet affords easy connection with the best of the bustling, full services in Chilliwack 15 minutes and Vancouver one hour to the west.

The region is a year-round playground where on the same day you can swim, tan, boat or fish at one of the area's several lakes, rivers and creeks, tee-off at one of the five area golf courses, mountain bike, hike or snow-ski at Hemlock Valley, hang glide at one or two world class jump off points or wander and explore along the dozens of valley floor and mountain trails within the region.

The Agassiz/Harrison area experiences moderate seasonal temperatures with warm, dry summers, mild winters and boasts the longest frost-free growing season in Canada. Like the rest of the Lower Mainland, winters are wet and there can be a little more snow but it rarely lasts more than a few days. Summers are generally a few degrees warmer than Vancouver.

The community is proud of its history and heritage. Cultural events, historical sites and museums such as the Kilby Store at Harrison Mills or the Agassiz Museum in downtown Agassiz offer glimpses of the past and provide the basis for the rich heritage and community spirit that abounds.



COMPANY AND CONTACT DATA

Location Address: 7020 Pioneer Avenue, Agassiz, BC V0M 1A0

E: taxman@shawcable.com