

FOR SALE
\$575,000



THE VILLAGE GOURMET
1193 BERGEN PKY
Evergreen, CO 80439

PROPERTY HIGHLIGHTS

- Longstanding gourmet retail business in Evergreen for sale
- Business has improving revenue and net income as we come out of the pandemic
- A new owner can increase the business revenue by implementing in-store kiosks and joining retail/gourmet buying groups



BUILDING SF
5,025 SF



EXPENSES
\$323,949



INVENTORY
\$550,000



RENT
\$129,989



YEAR EST.
1983

PROPERTY DESCRIPTION

The Village Gourmet business in Evergreen has become more than a retail kitchen shop, it has become a staple of the mountain community! The business has been in business for over 39 years and it is still going strong. The business has expanded to sell more than just kitchen products, which includes glassware, dinnerware, baby products, and accessories for pets too. Reach out to the listing broker for more information!

Madison Commercial Properties
501 S Cherry St. Suite 350, Denver, CO 80246
720.441.1460 | madisoncommercial.com



LOCATION MAP



MATTHEW HARPER

720.996.6357

mharper@madisoncommercial.com



INCOME & EXPENSES

INCOME SUMMARY

Sales					\$1,001,019
Less: Net purchases					(\$481,374)
Purchase discounts					\$11,121
Other income					\$1,862
GROSS INCOME					\$532,628

EXPENSES SUMMARY

Freight					\$26,180
Salaries & wages					\$72,686
Payroll					\$7,082
Rent					\$129,989
Advertising					\$7,061
Operating supplies					\$8,793
Telephone & utilities					\$9,479
Postage					\$340
Office supplies					\$1,523
Insurance					\$4,353
Taxes & licenses					\$862
Bank & credit card processing fees					\$35,209
Repairs & maintenance					\$1,828
Misc. general & administrative					\$2,288
Misc. operating expenses					\$3,820
OPERATING EXPENSES					\$311,493

NET OPERATING INCOME					\$221,135
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DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Population	1,115	17,539	44,048
Average Household Income	\$161,559	\$150,916	\$125,429
Households	450	7,146	18,569

TRAFFIC COUNTS

	CROSS STREET	TRAFFIC	YEAR
Bergen Pkwy	Sugarbush Dr NE	7,553	2018
Evergreen Pkwy	CO Rd 65 SW	17,407	2020
Bergen Pkwy	CO Rd 65 SW	5,338	2018

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