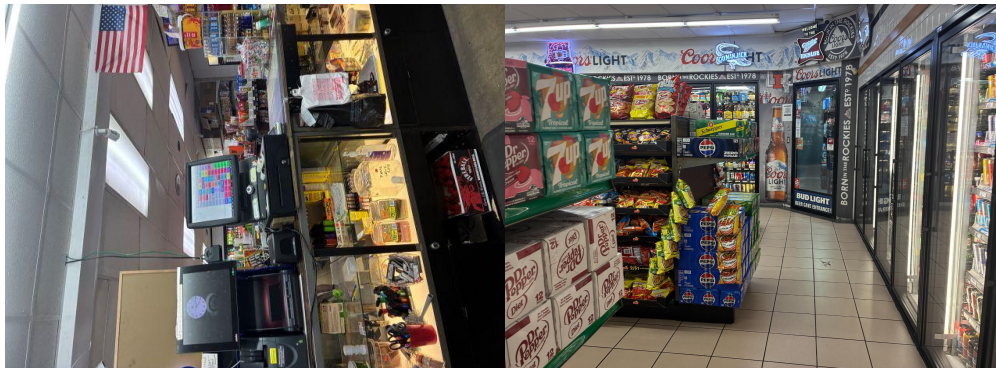


R & J Commercial Real Estate

Brokerage • Gas Stations • Retail

Granite City Package: Liquor Store + Godfather's Pizza + Storage/Home

2260 Washington Avenue, Granite City, IL 62040 • 2301 Washington Avenue, Granite City, IL 62040 (3600 sq.ft.)



Store Exterior (upload)

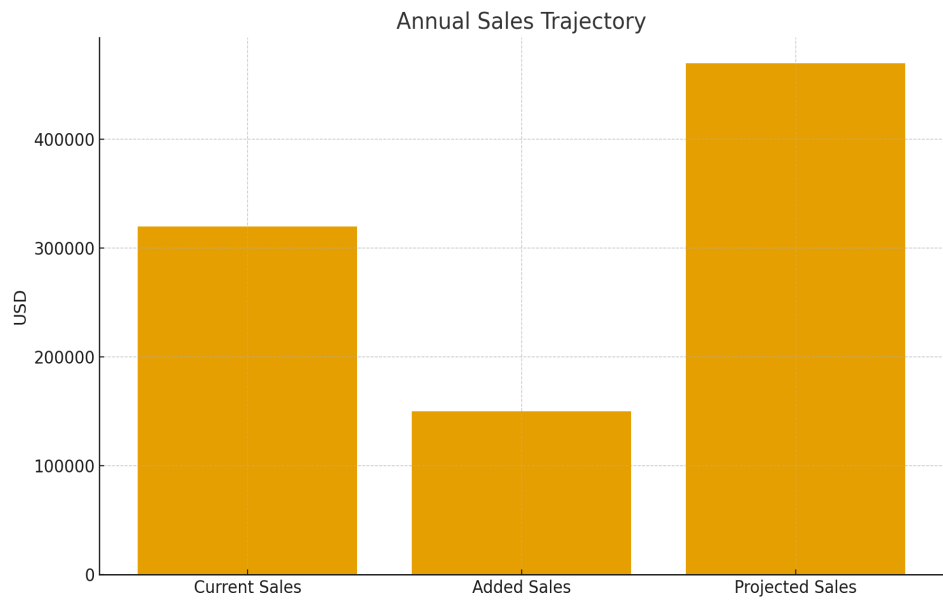
Storage/Home Exterior (upload)

Package Price (Both Properties)	\$550,000
Seller Financing	Available — \$150,000 down
Ownership / Hours	Absentee ownership since 2020; 12 hrs/day (8am–8pm), Sunday CLOS
Immediate Opportunity	Owner-operator can open Sundays + add 2 hrs/day
Franchise	Godfather's Pizza (in-store)

Financial Snapshot (Owner■Operator Case)

Projected Sales	\$470,000 (current \$320,000 + \$150,000)
Blended Gross Margin	30%
Projected Gross Profit	\$141,000
Fixed Expenses (utilities, acctg, CC, insurance, supplies, misc.)	\$23,173/yr
Payroll (staff)	\$40,000/yr
Owner■Operator Salary	\$36,000/yr

Mortgage (est. on \$300k)	\$32,000/yr
SDE (adds back owner salary; pre-debt)	\$113,827/yr
Cash Flow After Debt (excl. owner salary)	\$45,827/yr
Owner Profit After All (incl. salary & mortgage)	\$9,827/yr



Property Extras & Upside

Storage/Home	Storage/Home at 2301 Washington is residentially zoned; potential duplex conversion
Neighborhood	Safe neighborhood per seller; ~5,000 residents within 1–3 miles; no competing liquor
Operational Upside	Open Sundays, extend hours, add more grocery for local residents, promote in-st

Broker: R & J Commercial Real Estate • Tauseef Syed • 630-808-6637 • Tauseefssyed@gmail.com
 All information believed reliable but not guaranteed. Buyer to verify figures, franchise terms, licensing, zoning, and conversion feasibility.