

SALE

EAGLES NEST FLORAL AND GIFTS

514 East Pike Avenue Columbus, MT 59019

SALE PRICE

\$50,000



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Gross Revenue

\$148,992

FF&E

Included in Asking Price

PROPERTY OVERVIEW

*Eagles Nest Floral and Gifts Business for Sale

*Real Estate is Leased

*Employees: 3

*Building has been recently renovated in the last 2 years

*There is not currently any other competition in Stillwater County

*Lots of opportunity available for a new owner who knows how to market, get involved in the community and form partnerships with additional wedding venues.

*Seller will ensure buyer is fully trained after purchasing the business

LOCATION OVERVIEW

Eagles Nest Floral and Gifts located on the historic section of downtown Columbus has a 30+ year history of operating in Stillwater County and at its current location for the last 20 years. We specialize in sympathy, everyday florals and weddings. Fresh flowers have been a way to express many emotions and evoke feelings of love joy and peace for centuries. We employ 3 regular employees with 2-3 additional during the busy holiday seasons. Our renovations within the last 2 years have brought about a bright open welcoming space that boosts a quaint little coffee shop where you may hold meetings, spend quality time with friends or find some warm quiet space to study with our public WiFi. We are the only floral shop currently serving Stillwater County. As a staple in the community, we have a strong customer base with the transition into a fresh more modern feel. We have begun taking in weddings again, adding the coffee shop and promoting a fun monthly floral subscription service. There is endless potential!

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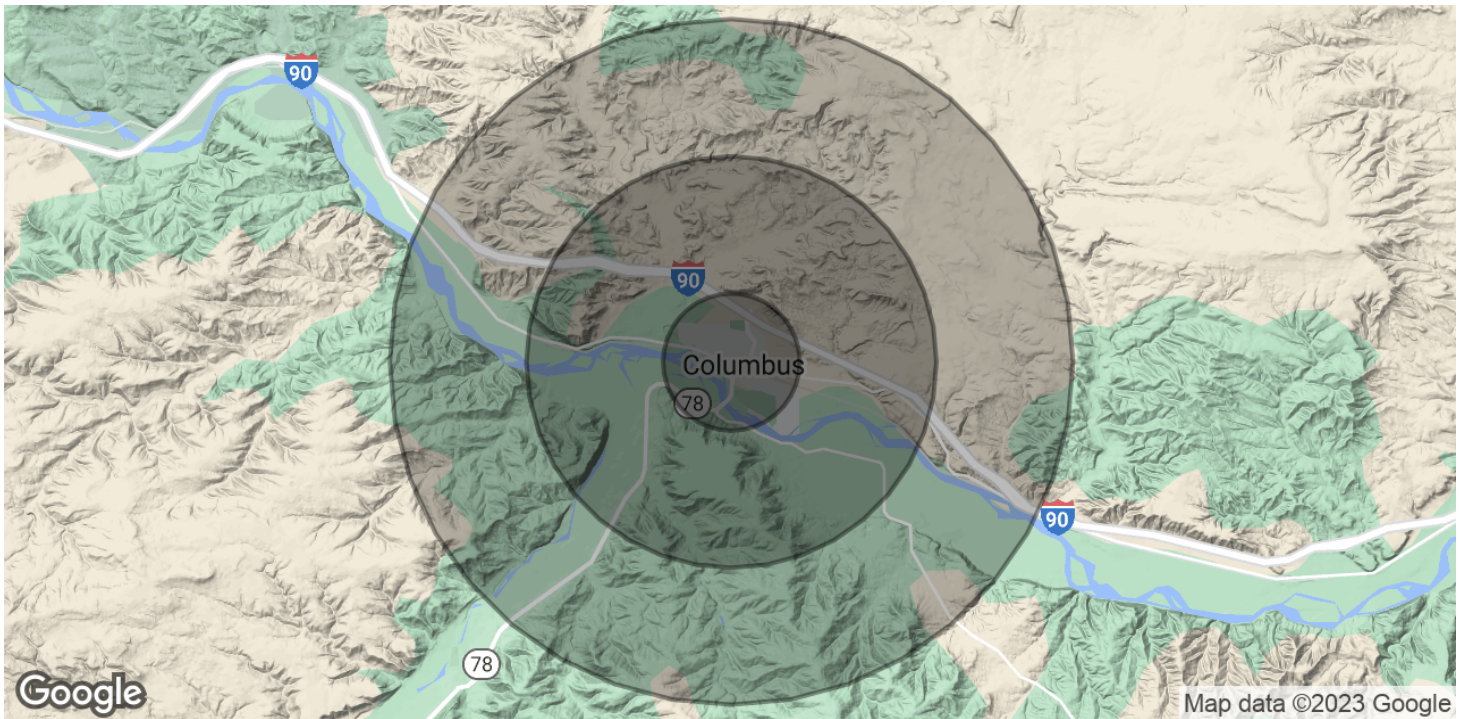


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,471	2,323	2,550
Average Age	40.1	40.8	41.3
Average Age (Male)	42.1	42.8	43.2
Average Age (Female)	39.4	40.1	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	623	1,014	1,121
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$69,365	\$69,871	\$71,686
Average House Value	\$190,652	\$193,739	\$203,840

* Demographic data derived from 2020 ACS - US Census

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