

AltaTerra Premier Properties

For Sale

LIQUOR & PACKAGE STORE
TURNKEY OPERATION




AltaTerra Realty
and Auction LLC


COMMERCIAL
PROPERTIES



Property Location: 403 S Main St, Winona, Texas 75792 | Listing Price: \$2,150,000

AltaTerraPremier.com | Premier@altaterrapremier.com



Serving Texas, Oklahoma, and Arkansas

Kim Ross, REALTOR® / AUCTIONEER

903-491-6797

TX Lic #668511



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Property Information

WINONA, TX



This liquor & package store in Northeast Texas is the only one in the area with a drive-thru; gross sales are projected to be \$1.9 million this year.



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LIQUOR & PACKAGE
STORE



Buildings:

- Main building is 3,886± sq ft with multiple rooms, storage space, multiple coolers, counters, & shelving
- A secondary building is used for storage, and it can easily be converted for other business use
- Drive-thru

Current Use:

- Currently being utilized as a liquor & package store with other inventory & sales
- Some tobacco sales

FF&E:

- The store is being offered TURNKEY with all furniture, fixtures, equipment, & inventory

Location:

- Minutes outside of Tyler
- Less than 2 hours from Dallas

Gross Sales:

- 2021 gross sales were \$1.8 million
- 2022 gross sales projected at \$1.9 million

Financials:

- Financials can be provided with appropriate NDA & Proof of Financial Capability



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TERMS: Cash and Conventional. Franchise
office is independently owned and operated.



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