

PLUMBING, HEATING & APPLIANCES

RETAIL & SERVICE BUSINESS

GOOD HISTORY WITH UNTAPPED POTENTIAL FOR GROWTH

ABOUT

Conveniently located in the Upstate New York Village of Lowville, the business has a loyal base of residential and commercial customers, a friendly and professional staff, and a strong local reputation in the plumbing and heating field. The business provides both retail and service in the areas of Plumbing, HVAC, and appliances with ample opportunities to expand.

PRODUCTS & SERVICES

- "We service what we sell"
- Plumbing Systems (Retail & Service)
- Heating Systems (Retail & Service)
- Air Conditioning (Retail & Service)
- Home Appliance Center (Retail & Service)
- Bath Fixtures & Faucets
- Water Systems/Pumps
- Sheet Metal Workshop
- New Construction Plumbing & HVAC

GET IN TOUCH

Address:
5503 Shady Ave
Lowville, NY 13367

Confidential Phone:
(315) 523-1600

Email:
arelbarb@gmail.com

AT A GLANCE

LOCATION

- Downtown Lowville, NY
- Tax Parcel IDs: 212.08-09-09.000 & 212.08-09-05.000
- Total Acres: 0.772863
- Option to Lease or Buy Real Estate

SITE SIZE

- Two Locations in Village of Lowville
- Home Appliance Center, Service Center & Office
 - Square Footage: 6,000
- Plumbing & Heating Supply Store
 - Square Footage: 3,000

CURRENT ZONING

- Village of Lowville - Industrial Zone

CURRENT UTILITIES

- Electric | National Grid
- Sewer & Water | Village of Lowville
- High Speed Internet | Frontier / Spectrum available
- Natural Gas | NYSEG



BUSINESS ADVANTAGES

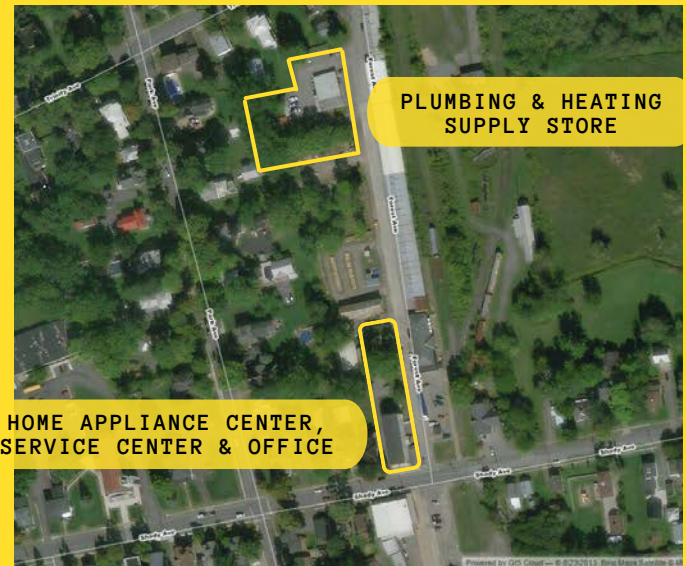
- ✓ **Reputable Business** | Lewis County's oldest and largest plumbing and heating firm. Founded in 1915, 107 years of sales and service experience in the local area.
- ✓ **Turn Key Business** | Established residential and commercial client base, customer list exceeding 7000, with a stable workforce and full start-up inventory..
- ✓ **Location, Location, Location** | Conveniently located in the Village of Lowville with little competition in a 20 mile radius.
- ✓ **Existing Buildings** | 9,000 square feet between two buildings. Onsite office and storage space as well.
- ✓ **National Brands** | Affiliated with several national brands including Maytag, Whirlpool, Carrier, Frigidaire, Delta, and Gould... Just to name a few.

OPPORTUNITIES FOR GROWTH

Expand Industry Services | Business has untapped potential in areas of water purification systems, air conditioning sales and service, green energy systems, and more!

Grow the Team | Additional staff would provide additional opportunities to expand retail and service areas (i.e. Electrical, water treatment, & green energy systems)

Real Estate & Rental Income | Option to purchase real estate includes seven (7) apartments for additional monthly rental income.



Investment: \$500,000 + INVENTORY

BASED ON A 3 YEAR AVERAGE

NET PROFIT: \$250,000

AVERAGE ANNUAL SALES: \$2,500,000

FURNITURE, FIXTURES, EQUIPMENT & VEHICLES (INCLUDED): \$200,000

ACCOUNTS RECIEVABLE (INCLUDED): \$75,000±

INVENTORY (NOT INCLUDED): \$265,000±

REAL ESTATE: OPTION TO LEASE OR BUY