



Saranac Hollow Woodworking/Adirondack Hardwoods Sell Sheet

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| Headline: | Established Woodworking Shop and Lumber Business |
| Tagline: | One of a Kind Woodworking Business Since 1989 |
| Business Location: | 33 Chazy Lake Rd, Saranac, NY 12981 Town of Saranac, Clinton County, within the Adirondack Park, Hamlet zoning |
| Business Description: | Full service woodworking business selling select hardwoods, softwoods and plywood, as well as providing milling and high end fabrication of custom furniture, cabinets, entry doors, wood countertops, moldings, etc. This is a full-time, year-round business. |
| Key Financials: | Asking Price: \$950,000 Revenue: \$300,000-\$400,000 Cash flow: \$80,000-\$90,000 Tools and equipment: \$100,000 Inventory: \$250,000-\$300,000 of kiln dried premium hardwoods, softwoods and plywood Real estate included |
| Employee Information: | one part time |
| Facilities: | 4000 sq. ft. wood working shop with 3 ph. power 2200 sq.ft. heated storage building Unheated storage buildings 3000 sq.ft. 2nd floor residence 3 acres property abutting year round stream, looped driveway accommodates drive through truck access. |
| Competition: | No direct competition, Saranac Hollow has the largest inventory of kiln-dried cabinet grade lumber and plywood in northeast NY and one of few custom wood fabrication shops in northeast NY. |
| Growth & Expansion Opportunities: | Facility is large enough to accommodate several additional employees. I am currently turning away work and the area is in a state of expansion with a shortage of shops to fill current needs. |
| Post-sale Support: | Willing to train/transition for a negotiable amount of time. |
| Area Information: | Location is 30 minutes from Plattsburgh, Interstate corridor and Lake Champlain, 50 minutes from Lake Placid, 90 minutes from Montreal and Burlington, VT. It is a rural, but connected location. Four season recreation opportunities, including hiking and cross country skiing, are out your front door without the crowds of a recreation destination. Lakes and mountains are minutes away. |
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