

Liquor Store Sale.....*offered by Atkins Business Solutions*

A Division of Atkins Realty Group, Inc.

Business & Property

Carroll County, MD
Listing # 025670



- Beer, Wine, Liquor and Deli
- Freestanding building with *one bedroom apartment*
- 138 single family homes within 2 miles and 131 planned to start in the spring
- .59 acres zoned commercial
- Established 1947
- Recently remolded
- Annual revenue just under \$500,00.00
- POTENTIAL!! For growth
- Limited competition.....



**BUSINESS & PROPERTY
REDUCED \$685,000
Now...\$599,000
PLUS INVENTORY**

**Direct inquiries to:
Stephen R. Atkins, CBI
Principal Broker**

Direct Line: 410-757-4965
atkins.steve@comcast.net

A Confidentiality Agreement and Buyer Registration form is required prior to releasing the name and location.

The information herein is based upon representations of the seller. Atkins Realty Group has not verified them and disclaims any liability for their accuracy or completeness. It is recommended that any potential buyer perform it's own independent investigation and due diligence regarding this offer.

**NON-DISCLOSURE, CONFIDENTIALITY AND
DISCLAIMER AGREEMENT**

Business: Liquor Store, Carroll County

The Agreement with the Seller requires that we obtain a Non-Disclosure and Confidentiality Agreement and evidence of financial ability before disclosing the name and location of his business. This information will be kept confidential. In compliance with the above, please read and complete the following Agreement.

The Seller desires to protect itself from unauthorized disclosure of confidential and proprietary information contained in all BUSINESS REPORTS. Therefore, I agree I will not duplicate in whole or in part any BUSINESS REPORTS without the express written permission of Atkins Realty Group, Inc.

I realize that the Business Reports are provided solely for informational purposes and is designed to assist in determining whether to proceed with an in-depth analysis and investigation of the Business. The information contained in the Business Reports has been prepared by or is based upon representations of the Seller. Atkins Realty Group, Inc. has made no independent investigation or verification of said information, therefore, we strongly recommend that you review all information concerning the Business with your accountant, attorney, tax advisor and/or other professionals. Buyer accepts full responsibility for full compliance with all provisions of this Agreement by such other persons. **In the event the Buyer decides not to pursue the possible purchase of the Business, Buyer will promptly return to Broker all Business Reports, including all reproductions of same, and further, shall destroy any and all analyses, compilations or other material that incorporates any said part of said Business Reports.**

I understand that it is my responsibility to verify all information. Any decision to purchase the Business shall be based on the Buyer's analysis and judgment. The Buyer will indemnify, and keep indemnified, Atkins Realty Group, Inc. and the Seller from any damages whatsoever caused by the Buyer's negligence or unauthorized use of the Business Reports. The Business Report is provided subject to errors and omissions and the Business is being offered subject to price change, prior sale or lease, and withdrawal without notice.

BUYER WILL NOT CONTACT, DIRECTLY OR INDIRECTLY THE SELLER'S, SELLER'S EMPLOYEES, CREDITORS, CUSTOMERS, OR VENDORS. ALL ENQUIRIES CONCERNING THE BUSINESS SHALL BE DIRECTLY WITH BROKER. IF THE BUYER INTERFERES IN ANYWAY WITH THE BROKER'S CONTRACTUAL RIGHT TO A COMMISSION FROM THE SELLER, THE BUYER WILL BE PERSONALLY LIABLE FOR THE PAYMENT OF THAT COMMISSION.

Buyer will not for a period of twenty four months from the date hereof, enter into an agreement to purchase, lease, merge, submit a deposit, or enter into an employment agreement with any Business introduced to the Buyer by Atkins Realty Group, Inc., in whole or in part, or assist or promote any other party in doing so, unless such agreement provides for commission to be paid, as defined in the Standard Authorization Agreement with the Seller.

It is acknowledged by the Buyer, in the event that the Buyer should breach any of the provisions in this Agreement, that it will be held liable for and pay any commission due to Broker from the Seller, upon demand, without any obligation on Broker's part to first exhaust any legal remedy against Seller. This Agreement shall be governed by the laws of the State of Maryland. This Agreement pertains to any other business introduced by Atkins Realty Group, Inc. to the Undersigned.

THIS IS A BINDING AGREEMENT and the Potential Buyer acknowledges that he has read, understood and hereby agrees to the terms and provisions of this Agreement and has received a copy of it.

This Agreement executed this _____ day of _____, 2011.

By: _____
Printed Name of Potential Buyer Signature of Potential Buyer

Address: _____ City _____

State _____ Zip Code _____ Phone: _____

*Please sign and return this agreement to ATKINS REALTY GROUP, INC.
Stephen R. Atkins, Principal Broker
410-757-4965 fax 1-866-399-5467
1830 Ritchie Hwy. Annapolis, Md. 21409*

CONFIDENTIAL BUYER REGISTRATION

All information you provide to us will be held in strict confidence until you authorize its release to another party. We are required by our Agreement with the seller to obtain evidence of financial ability before we can release the name and location of the business. Nothing in this Buyer Registration form is intended to create or construed as creating a Principal Agent relationship between Atkins Realty Group, Inc. and the prospective buyer. We have obtained proprietary information from the seller that can only be shared with financially qualified buyers.

All information must be answered completely and accurately

First Name _____ Last Name _____

Address _____ City _____ State _____

Email _____ Phone _____

Cash from Savings to invest \$ _____ Capital available from other sources,
retirement plans etc. \$ _____

Do you own your home _____ Estimated market value \$ _____

Equity in your home (market value – mortgage) \$ _____

Annual income requirement \$ _____ Investment range up to \$ _____

Current job skills _____

List businesses you have owned or operated in the past _____

Please return this form to: Atkins Realty Group, Inc. 1830 Ritchie Hwy. Annapolis, Maryland 21409 or **Fax to** 866.399.5467. After we receive your information, please call Monday through Friday 8 am to 5 pm for an appointment. A personal financial statement will be required prior to releasing tax returns and/or financial statements of the seller.