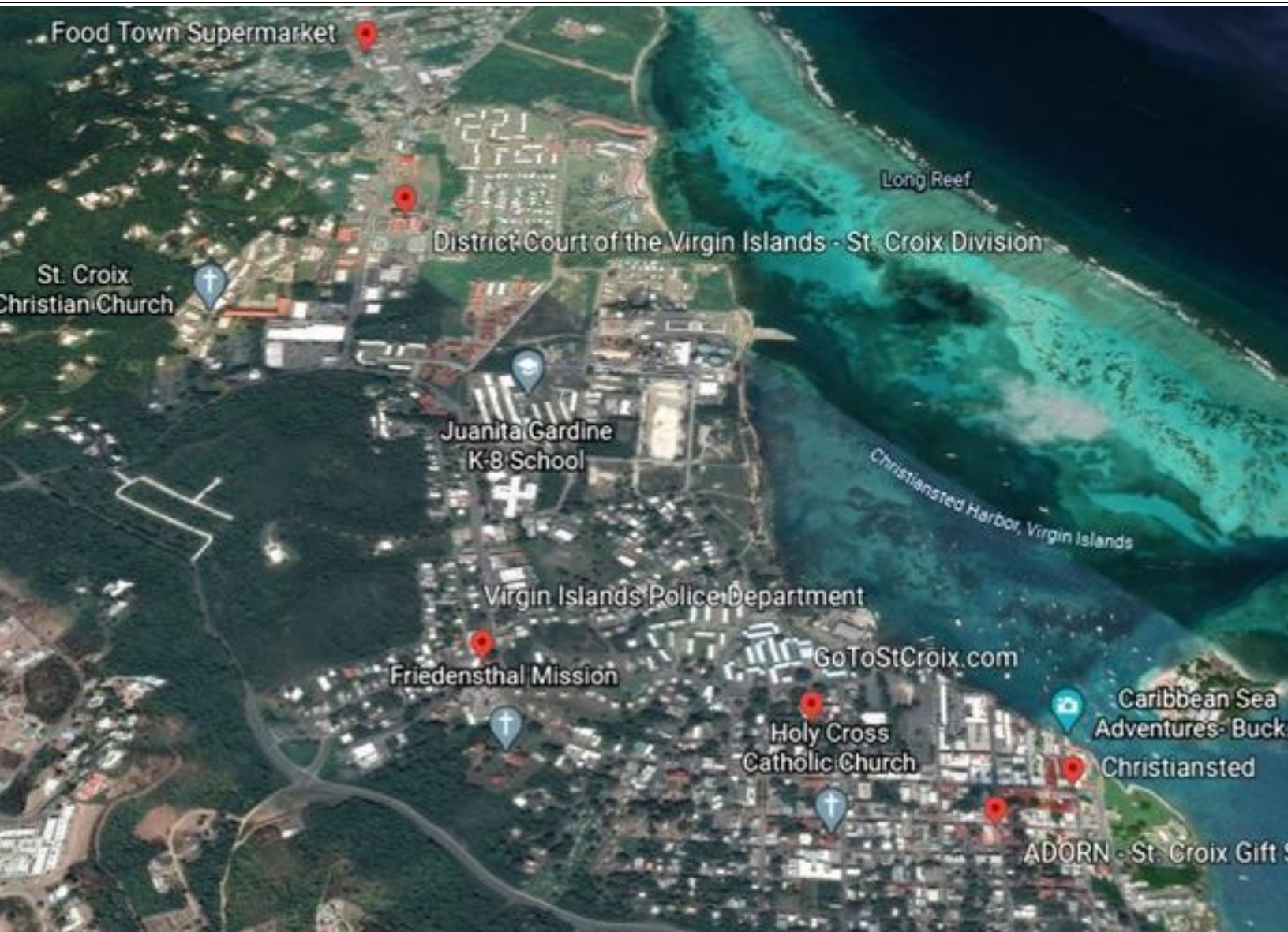


Business And Property For Sale - Grocery Store

"FOOD TOWN SUPERMARKET" NEIGHBORHOOD SUPERMARKET - ST. CROIX, USVI



OFFERING MEMORANDUM

TAMPA, FL
1208 E Kennedy Blvd, Suite 231
Tampa, FL 33602

KIM LUCAS BROKER OF RECORD USVI #2-12589-1B

CHERIE TEDESCO-GAMBLE

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ST CROIX, U.S. VIRGIN ISLANDS, FL

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PRESENTED BY:

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$7,017,359.00
CAP RATE:	10.87%
NOI:	\$1,419,935
AVAILABLE SF:	
LOT SIZE:	.82 Acres / 35,719 Square Feet
BUILDING SIZE:	46,355 SF
PRICE / SF:	\$281.90

PROPERTY OVERVIEW

"Food Town Supermarket" is a Neighborhood Supermarket located on one of the most beautiful and tropical islands in the Caribbean Sea located on the Island of St. Croix, USVI.

This well established healthy life style grocery store is committed to providing superior products and services to their Customers. The business and property has been owned and operated by the same owners for the last twenty-one years. The business is housed in a 17,600 square foot building that was remodeled in 2013, with 8,000 square feet of retail space and 9,600 square feet of dry and refrigerated storage on .82 acres of land.

Known for their large variety of grocery products that meets the demand of day to day necessities. Food Town Supermarket offers high quality, fresh meats, baked items, produce and much more!

Owner has 3 additional parcels next to the property, total of 2.85 acres for possible purchase for expansion.

*Equipment (Refrigerators, Walk-in Coolers, Walk-in Freezers, and much more) \$1,500,000.00

*2019 Gross Sales: \$4,981,945.97

*NOI: \$948,564.53

*Gross Sales June 30, 20: \$2,565,546.55

*Property: \$3,478,000.00

The Virgin Islands Economic Development Commission ("VIEDC") offers a unique and attractive tax incentive program for companies locating in the USVI. This is a competitive off-shore tax benefit program that is sanctioned by the U.S. Government through an Act of Congress under the Internal Revenue Code. 90% reduction in corporate income tax 90% reduction in personal income tax 100% exemption on excise tax 100% exemption on property taxes and gross receipts tax Imported goods pay only 1% duty in comparison to the statutory 6% customs rate.

Property Details

SALE PRICE

\$13,067,359

LOCATION INFORMATION

Building Name 6 Property Portfolio Sale - Food Town
Supermarket, St. Croix, USVI
Street Address 4037 La Grand Princess
City, State, Zip St Croix, U.S. Virgin Islands, FL 00820
County/Township Hillsborough

BUILDING INFORMATION

Building Size 46,355 SF
NOI \$1,419,935
Cap Rate 10.87%
Price / SF \$281.90
Occupancy % 100%
Tenancy Multiple
Load Factor Yes
Free Standing Yes

PROPERTY DETAILS

Property Type Retail, Land
Property Subtype Other
Lot Size 4.86 Acres
Corner Property Yes

PARKING & TRANSPORTATION

Street Parking Yes

UTILITIES & AMENITIES

Security Guard Yes
Handicap Access Yes
Freight Elevator Yes
Centrix Equipped Yes
Leed Certified Yes
Power Yes



Additional Photos

