

|            |                  |           |           |
|------------|------------------|-----------|-----------|
| Category   | : Clothing       | SIC       | : 5621    |
| Detail     | : Clothing Women | Price     | : 250,000 |
| County     | : Indian River   | Down      | : 250,000 |
| State/Prov | : Florida        | Disc Earn | : 145,870 |
| Country    | : USA            | Sales     | : 288,130 |

# Established Women's Fashion Boutique – Prime Retail Location in Florida

Rare opportunity to acquire a beautifully designed, turnkey women's fashion boutique located in a highly desirable retail destination on Florida's Treasure Coast.

The boutique enjoys an excellent location within a busy retail shopping district that attracts a steady flow of both local residents and visitors throughout the year. Its modern design, attractive merchandising, and loyal customer base provide an outstanding foundation for continued growth.

Specializing in women's apparel, accessories, and lifestyle fashion, the business offers a carefully curated selection of products in a welcoming shopping environment. The store is fully operational and ready for a new owner to step in without interruption.

The sale includes all furniture, fixtures, equipment, and inventory, making this a true turnkey opportunity. Whether you are an experienced retailer or looking to own your first business, this boutique offers significant potential in an established Florida market.

## Highlights

- Prime retail location in a growing Florida market
- Beautifully designed, turnkey boutique
- Inventory included in the sale
- Established customer base
- Excellent growth potential
- Ideal owner-operator opportunity
- May qualify for an E-2 Investor Visa project

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Reason for Sale   | : Other Venture                                                                                      |
| General Location  | : Indian River County                                                                                |
| Organization Type | : 'LLC' <b>Hours Owner Works:</b> 40                                                                 |
|                   | : <b>Years Established:</b> 1 <b>Years Owned:</b> 1 <b>Emp FT:</b> 0 <b>Emp PT:</b> 0 <b>Mgrs:</b> 0 |
| Non Compete       | : <b>Miles:</b> 5 <b>Years:</b> 5 <b>Weeks Training:</b> 2 <b>Cost:</b> 0                            |
| Operating dys/hrs | : Monday to Saturday - 11AM-5PM Sunday 12:00PM-5PM                                                   |
| Skills/Licenses   | : no                                                                                                 |
| Business is       | : <b>Relocatable:</b> N <b>Home Based:</b> N <b>Franchise:</b> N <b>Lender P/Q:</b> N                |

|                        |                 |     |     |
|------------------------|-----------------|-----|-----|
| Data Source            | Trailing 12 Mos |     |     |
| Year (Cash Flow)       | 2026 (N)        | (N) | (N) |
| Gross Revenue          | 288,130         | 0   | 0   |
| Cost of Goods          | 71,530          | 0   | 0   |
| Gross Profit           | 216,600         | 0   | 0   |
| Expenses               | 70,730          | 0   | 0   |
| Net                    | 145,870         | 0   | 0   |
| Owner Salary           | 0               | 0   | 0   |
| Benefits               | 0               | 0   | 0   |
| Interest Expense       | 0               | 0   | 0   |
| Depreciation           | 0               | 0   | 0   |
| Other                  | 0               | 0   | 0   |
| Discretionary Earnings | 145,870         | 0   | 0   |

|              |   |    |             |   |    |
|--------------|---|----|-------------|---|----|
| Accounts Rec | 0 | N* | Real Estate | 0 | N* |
|--------------|---|----|-------------|---|----|

|           |         |    |              |            |    |
|-----------|---------|----|--------------|------------|----|
| Inventory | 200,311 | Y* |              | 0          | N* |
| F F & E   | 0       | N* | Total Assets | 200,311    | Y* |
| Leasehold | 0       | N* |              | *Included? |    |

|                    |                             |                                |
|--------------------|-----------------------------|--------------------------------|
| Lease/Month: 3180  | Square Footage: 1909        | Building Type: Shopping Center |
| Terms and Options: | Expiration Date: 10/31/2028 |                                |

|                |        |   |      |   |       |      |         |      |
|----------------|--------|---|------|---|-------|------|---------|------|
| Loan/Assumable | - Amt: | 0 | Mos: | 0 | Rate: | 0.00 | Mo Pmt: | 0.00 |
| Loan/Seller    | - Amt: | 0 | Mos: | 0 | Rate: | 0.00 | Mo Pmt: | 0.00 |
| Loan/Other     | - Amt: | 0 | Mos: | 0 | Rate: | 0.00 | Mo Pmt: | 0.00 |

|                      |               |                                                                                        |
|----------------------|---------------|----------------------------------------------------------------------------------------|
| SOPHIE CHATONET      | Office:       | (561) 405-4960                                                                         |
| ASSOCIATE            | Agent Direct: |                                                                                        |
| THE KEYES COMPANY    | Fax:          |                                                                                        |
| 2121 SW 3RD AVE      | Cell:         | (772) 333-5024                                                                         |
| MIAMI, FLORIDA 33129 | Email:        | <a href="mailto:info@floridabusinessesbroker.com">info@floridabusinessesbroker.com</a> |
| USA                  | Home Page:    | <a href="http://www.keyes.com">www.keyes.com</a>                                       |

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