



LEVIN RINKE
REALTY

COMMERCIAL



ESTABLISHED LIQUOR STORE BUSINESS FOR SALE

INCLUDES 3PS LIQUOR LICENSE

+ / - 2,000 SF RETAIL SPACE - LEASED

8187 W FAIRFIELD DRIVE, PENSACOLA, FLORIDA 32506

THE
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RESIDENTIAL + COMMERCIAL REAL ESTATE

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BUSINESS LOCATION



BUSINESS DESCRIPTION

Approximately 2,000 square feet of retail space leased in Pensacola, Florida. A daily average traffic count of 16,300 AADT vehicles on W Fairfield Drive and 13,550 vehicles on Lillian Highway. The property is situated along a major commercial corridor, surrounded by a mix of residential neighborhoods and complementary businesses. The property features ample parking and is easily accessible from the surrounding areas. Nearby liquor stores, including "The Liquor Store" on Blue Angel Parkway and "Fairfield Bottle Shop," contribute to a competitive and thriving business environment.

BUSINESS HIGHLIGHTS

Established and thriving 2,000 SF liquor store business conveniently and strategically placed in the commercial corridor located at the northeast corner of W Fairfield Drive and Lillian Highway. Co – Tenants include Grocery Outlet, Dirt Cheap, Family Dollar, Subway, Garden Coin Laundry and Chef King III. Cazadore's Mexican Restaurant borders W Fairfield Drive with Metro PCS at the corner of Lillian Highway.

OFFERING SUMMARY

Business List Price:	\$745,000
Available SF:	2,000 SF
Lease Rate:	\$14.55 SF / yr (NNN)
Business:	Leases Location
Incentive:	3PS Liquor License
Market:	West Pensacola
Traffic Count:	16,300
Includes: All FF & E and Business Good Will	

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3PS LIQUOR LICENSE

A 3PS license is a type of quota liquor license that offers businesses the ability to sell alcohol in a variety of ways. Specifically, it grants permission for:

Package Sales: Businesses such as liquor stores and supermarkets can sell sealed alcoholic beverages for off-premises consumption.

This type of license allows the sale of alcoholic beverages for **off-premise consumption**. The license is part of Florida's quota system, which means that the number of available licenses is limited, adding significant market value.

Strong Investment Potential: Due to its wide-ranging benefits, the 3PS license holds considerable value. Entrepreneurs and investors see this as a strategic asset, providing both immediate growth opportunities and long-term business potential. Any new location that would house the 4COP may require zoning and compliance checks to ensure that the new establishment meets state and local regulation for selling alcohol. However, the conversion from 3ps to 4cop exists statutorily without any hearings or variances required.

Process for Conversion:

1. **Application Submission:** You'll need to apply through the Florida Department of Business and Professional Regulation (DBPR). The process involves submitting an application to upgrade the license to allow for on-premises consumption of alcohol, alongside off-premises sales (if applicable).
2. **Quota License:** The 4-COP license is a **quota license**, meaning that its availability is limited based on the population of the county. If you're not within the quota or are seeking a license in a fully-allocated area, you may need to buy a quota license from someone who holds one.

Approval: The approval process may require zoning and compliance checks to ensure that the establishment meets state and local regulations. Any new location that would house the 4COP may require zoning and compliance checks to ensure that the new establishment meets state and local regulation for selling alcohol. However, the conversion from 3ps to 4cop exists statutorily without any hearings or variances required.

Costs:

- **License Fees:** The annual State of Florida costs of a 4-COP license varies based on county population. In Escambia County, the fee will be around \$1,820.
- **License Purchase:** Since 4-COP licenses are quota-based, purchasing one on the open market may cost **well over \$400,000**, depending on the demand in the county.

The **3-PS license** you currently have is for off-premises consumption only, and upgrading to a 4-COP would allow your business to serve alcohol on-site, opening new revenue streams such as a bar or restaurant setup. This makes the upgrade an attractive option for buyers who may want to expand the business model.

LINKS

[Liquor License](#)

[Legal Beagle](#)

[Liquor License Florida](#)

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Liquor Paradise

Liquor Paradise: Your Key to Owning Pensacola's Premier Liquor Store – Business, Assets, and 3-PS Liquor License Included

Business Overview:

Liquor Paradise is a well-established, profitable liquor store located in a prime area of Pensacola. This thriving business has served the community for years, offering a unique combination of competitive pricing, a wide selection of popular brands, and impeccable customer service. With gross annual sales consistently around **\$900,000** and a history of solid profitability, this is a **turn-key opportunity** for the right buyer, with the current gross annual income of \$200,000.

Location:

Situated in a high-traffic location on Fairfield Drive, Liquor Paradise benefits from excellent visibility and access to a loyal customer base.

Business Assets:

The sale includes all business assets except for the current inventory, which can be negotiated separately. Assets include all fixtures, furniture, and equipment, allowing for a seamless transition. Most notably, the business holds a valuable **3-PS Liquor License** – a highly sought-after license type that permits the sale of alcohol for consumption. This license can easily be upgraded to a **4-COP** license, providing even more flexibility and revenue potential.

Liquor License Opportunity:

The liquor license is the crown jewel of this offering. Florida's liquor licenses are limited in number and highly regulated, making them incredibly valuable. Currently operating under a 3-PS license, the new owner has the opportunity to upgrade by state statute to a 4-COP, which expands the business potential for on-site consumption, allowing you to create new revenue streams by incorporating bar services or special events. This is a rare chance to control one of the most desirable licenses in the industry.

Financial Overview:

Sales: Liquor Paradise consistently generates approximately **\$900,000** in gross sales annually.

Net Profits: With gross profit margins hovering around **23-24%**, the business nets around **\$200,000** annually, providing a solid return for the owner.

Growth Potential:

With its established customer base and high-demand liquor license, there is ample room to expand. Whether through the addition of a delivery service, online ordering, or capitalizing on the ability to serve alcohol on-site through a 4-COP upgrade, the opportunities are abundant. The market for liquor sales continues to grow, and Liquor Paradise is perfectly positioned to take advantage of this trend.

Why This Business Is a Great Investment:

Liquor Paradise isn't just another business for sale – it's a thriving part of the Pensacola community with incredible potential. You're not only purchasing a profitable, well-run operation but also gaining access to one of Florida's most valuable liquor licenses. The current owner is ready to transition, offering full support during the handover process, making this a true turn-key investment.

Lease: The property is currently leased, with the lease expiring on January 15, 2025. The lease can be easily renewed, giving the new owner flexibility and security in continuing operations. The lease currently stands at **\$29,107.83** for rent in the most recent year, and with utilities and operating expenses well-managed, the overall cost structure allows for continued profitability.

Showing Instructions: Prospective buyers are welcome to visit the store to observe and walk through the space. However, do **not** engage in any discussions with the staff, customers, or the owner. Please refrain from asking questions or discussing the potential sale with anyone. **For all inquiries, clarifications, or additional information, please contact the listing agent or broker directly.**

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The gross profit margins across the three years are relatively consistent, ranging around **23-24%**. This demonstrates that the business has stable profitability despite some variations in revenue and expenses. Liquor Paradise consistently generates approximately **\$900,000 in gross sales annually**.

The business nets around **\$200,000** annually, providing a solid return for the owner.

Revenue

- **2021:** \$882,668.95
- **2022:** \$898,916.28
- **2023:** \$879,313.79

Total Expenses

- **2021:** \$670,052.26
- **2022:** \$685,914.31
- **2023:** \$673,262.33

Operating Expenses

- **Key Recurring Costs:**
 - **Rent:** Increased from \$24,448.74 in 2021 to \$29,107.83 in 2023.
 - **Utilities:** Averaged around \$15,000 per year, which is typical for a business of this size.
 - **Insurance:** A notable increase from \$5,892.59 in 2021 to \$7,452.50 in 2023, which reflects the state of insurance in Florida.

Gross Profit

Over the three years, the total gross profit hovered around \$210,000 annually, reflecting solid business performance despite some changes in costs and loans.

LINKS

[Alcoholic Beverages and Tobacco Forms and Publications](#)

[Alcoholic Beverages and Tobacco / Licensing](#)





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DEMOGRAPHICS



POPULATION	3 Mile	5 Mile	10 Mile
Total Population	23,815	109,552	272,694
HOUSEHOLDS & INCOME			
Total Households	9,219	43,205	108,706
Average Household Income	\$ 62,765.00	\$ 58,601.00	\$ 71,657.00
Median Household Income	\$ 50,793.00	\$ 44,876.00	\$ 53,041.00
TRAFFIC COUNTS			
W Fairfield Drive	16,300 AADT		
Lillian Highway	13,550 AADT		

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PROPERTY PHOTOS



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