



CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092

# Whisky River

## Discount Liquor & Saloon



No better time than now to create your own Stimulus Package. This turn key operation is an excellent opportunity to own a liquor store and saloon in Cody, Wyoming. The building was built in 2000 with a 3600 square foot saloon with 2 bathrooms and a seating capacity of up to 70 patrons. 120 feet of highway frontage in a high traffic area on the west side of Cody on the way to Yellowstone National Park. Magnificent mountain views makes this a unique location! All new and modern building with a drive up window for packaged liquor purchases. So if the economy is up or down, your patrons will continue to pay you a visit!!!!

# \$750,000

Information on this property was obtained from sources other than Canyon Real Estate and is deemed to be reliable, but is not guaranteed by either the Seller or Seller's agent. This offering is subject to correction, withdrawal, prior sale or price change without prior notice.





# PLENTY OF ROOM FOR INVENTORY





LARGE AREA  
FOR DISPLAY'S  
& CHECKOUT



**MAIN COUNTER  
IN SALOON**



**LOUNGE AREA**



**AREA FOR POOL  
TABLES & GAME  
MACHINES**

**WHISKY RIVER DISCOUNT LIQUOR & SALOON INC.  
544 YELLOWSTONE AVENUE  
CODY, WYOMING 82414  
(307) 527-6461**

**List Price:** \$750,000

Opened August 2000

Average Annual Gross Sales: \$714,678.45 (2001-2004)

Year-To-Date Gross Sales: \$285,857.85 (through June 2005)

**Structure:**

The metal building is 90' x 40' with metal roof and rock & wood siding. About one-third of the floor space houses a retail liquor store and the other two-thirds is devoted to a bar. There are three doors open to the public during business hours the main door in the liquor store is a double door. There is an office area that is approximately 8' x 10' with a private bathroom, with doubles as the area that houses the business safe. The building is insulated, has an air and heating unit, smoke diffusing equipment and an alarm system. The liquor store is disabled accessible and has two full disability accessible restrooms.

**Property:**

The property has approximately 120 feet of highway frontage and includes an easement on the adjacent property to complete a semi-circular driveway that accesses the drive-up window to the liquor store and the main parking area. The driveway and main parking area are paved. There are marked parking spaces, including a disability space, and a large dirt area for excess parking with excellent drainage

**Liquor License:**

Whisky River Discount Liquor & Saloon Inc. owns a full retail liquor license. The business is currently set up to accept Visa, MasterCard, Discover and American Express. Whisky River owns two credit card point-of-sale machines.

**Equipment:**

A list of owned and leased equipment is included with this information. In general, Whisky River owns all the stationary equipment like the walk-in beer cooler and the bar equipment. Leased equipment in general includes the brand-name fixtures provided by the liquor and beer vendors promoting their various products.

**Inventory:**

Inventory is counted annually in the first week in January. As of January 2005, the inventory report was:

Beer	\$15,978.34
Liquor	\$41,222.37
Wine	\$19,135.17
Miscellaneous	<u>\$ 5,376.42</u>
Total Inventory	<b>\$81,711.30</b>

Wyoming taxes are among the lowest in the nation. This provides a very favorable environment for businesses in Park County.

- \* No Corporate Income Tax
- \* No Personal Income Tax
- \* No Inventory Tax
- \* No Franchise Tax
- \* No Business License Required
- \* Low Property Taxes
- \* Favorable Incorporation Laws

### **Sales Tax**

**State Sales Tax:** 4% (prescription drugs exempt); counties have the option of adding up to 2% in additional taxes. There is a county lodging tax that varies from 2% to 4% and is added to the other sales taxes.

**Gasoline Tax:** 14 cents/gallon

**Diesel Tax:** 14 cents/gallon

**Gasohol Tax:** 14 cents/gallon

**Cigarette Tax:** 60 cents/pack of 20

### **Personal Income Taxes**

No state personal income tax

**Retirement Income Taxes:** Not taxed, including that received from other states

### **Property Taxes**

Wyoming is a “fractional assessment” state. This means their property tax applies to only a fraction of the full market value of property. This fraction is the property’s assessed value. For most property, only 9.5% of market value is subject to tax. Consequently, a home worth \$100,000 on the market is only taxed on \$9,500 in assessed value. The real effect of fractional assessments is to exempt \$90,500 of the home’s value from taxation. Citizens are legally protected from counties and municipalities increasing property tax rates. For county revenue, the rate is limited to 8 mills (.8%). With very few exceptions, State law limits the property tax rate for all governmental purposes. All Wyoming citizens benefit from property tax exemptions. Personal property held for personal use is tax exempt. Inventory, pollution control equipment, cash, accounts receivable, stocks, and bonds are also exempt.

A veteran’s exemption may apply annually to exempt \$2,000 in assessed value of property owned by qualified Wyoming veterans. The exemption is limited to \$800 in total tax benefits. The exemption is also available to surviving spouses of qualified veterans. The Wyoming Department of Health provides annual tax refunds to elderly or disabled residents. Single persons receive \$4,500, married persons receive \$600. Amounts are reduced if income limits are exceeded. Call 307-777-5235.

The Wyoming property tax relief program was changed by the 2004 legislature, moving from a program administered by the county treasurers to one administered by the Department of Revenue. The legislature modified the program again in 2005.

### **Inheritance and Estate Taxes**

There is no inheritance and the estate tax is limited and related to federal estate tax collection.

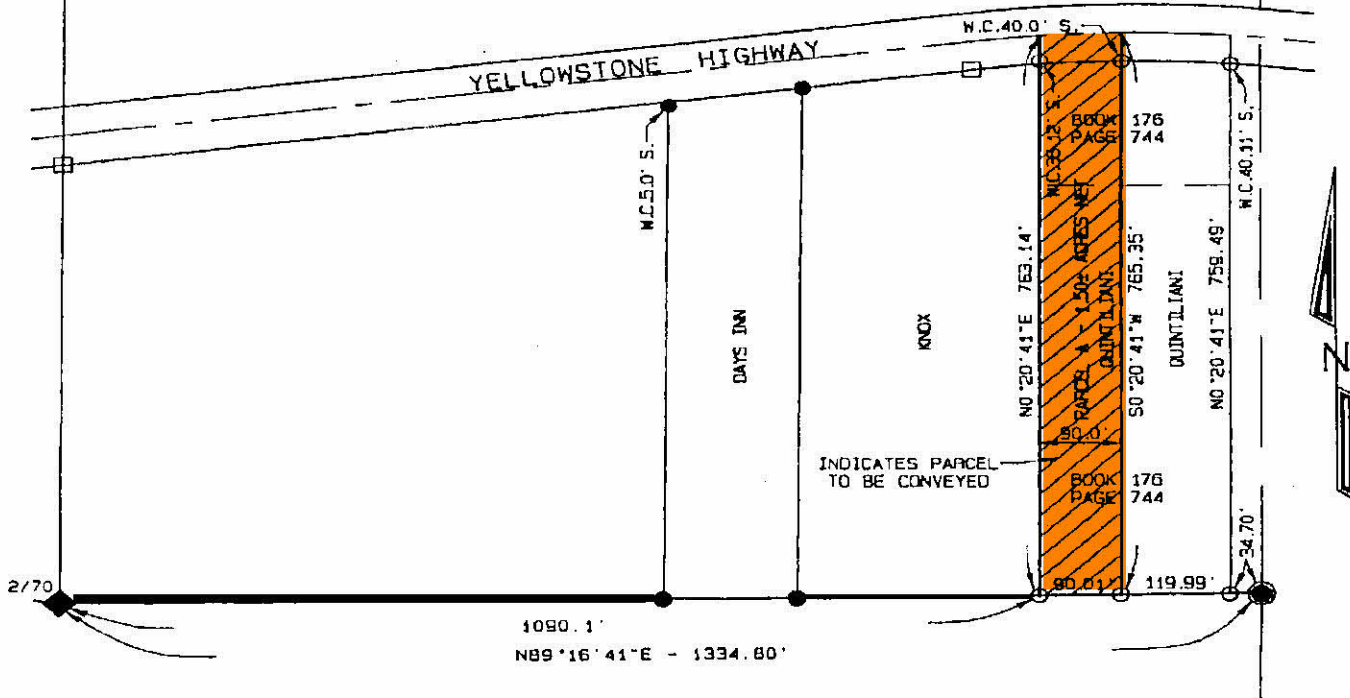
For more information, visit the Wyoming Department of Revenue site (<http://revenue.state.wy.us/>) or call 307-777-5283.

T.52 N., R.102 W.  
(RESURVEY)

LOT

68

NW1/4 NW1/4, SECTION 1 ORIGINAL SURVEY



FILE DATE: 05/30/2000 FILE TIME: 04:39  
PARK COUNTY, WY, KAREN CARTER - COUNTY CLERK

PAGE #: 0002 OF 0002  
DOC #: 2000 2865

SCALE: 1" = 200'

NOTE:  
THIS DRAWING IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY, EASEMENTS,  
PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES, OTHER IMPROVEMENTS  
OR FLOOD PLAIN AREAS UPON THE PARCEL OR PARCELS DELINEATED HEREON.  
THIS SURVEYOR DID NOT CONDUCT A COMPLETE TITLE SEARCH, ABSTRACT STUDY  
OR HAZARD INQUIRY FOR THE LANDS SHOWN HEREON.

LEGEND

- INDICATES REBAR WITH 2" ALUM. CAP SET  ○
- INDICATES REBAR WITH ALUM. CAP FOUND  ●
- INDICATES BRASS CAP FOUND  ⊙
- INDICATES STONE FOUND  ◆
- INDICATES HIGHWAY MONUMENT FOUND  □

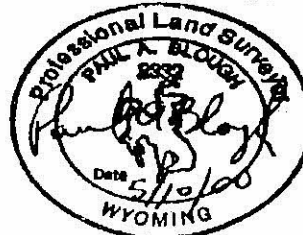
KENNY QUINTILIANI  
1805 GULCH STREET  
CODY, WYOMING  
RECORD OF SURVEY SHOWING  
**PARCEL OF LAND  
TO BE CONVEYED**  
IN THE NW1/4 NW1/4 SECTION 1  
T.52 N., R.102 W. 6th P.M. ORIGINAL  
GOVERNMENT SURVEY

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss  
COUNTY OF PARK } ss  
I, PAUL A. BLOUGH ON BEHALF OF HOLM, BLOUGH AND COMPANY OF CODY, WYOMING  
DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN  
DURING AN ACTUAL SURVEY MADE UNDER MY DIRECTION ON MAY 4 - 9, 2000.  
THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE  
MONUMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND  
BELIEF.

WYOMING L.S. REGISTRATION NO. 2332

*Paul A. Blough*  
HOLM, BLOUGH AND COMPANY  
BY: PAUL A. BLOUGH (AGENT)



HOLM, BLOUGH AND COMPANY  
Consulting Engineers & Land Surveyors  
1241 Sheridan Ave.  
P. O. Box 1748  
Cody, Wyoming 82414

MAY, 2000

BOOK  
DISK  
JOB 00-075.PRC

