

## Client Detail

List Number: 228740

	<b>Property Type</b> Commercial <b>Commercial Type</b> Business Only <b>Status</b> Active <b>List Price:</b> \$650,000 <b>Short Address</b> 391 W Deuce Of Clubs <b>City</b> Show Low <b>Aprx # of Acres</b> 0.78	<b>Area</b> Show Low <b>State</b> AZ <b>Zip Code</b> 85901 <b>Aprx SqFt</b> 5,300 <b>Aprx SqFt Source</b> Owner <b>Year Built</b> 2002 <b>Zoning (Manual)</b> Municipal
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**Directions:** Located on the Deuce of Clubs Between Paint Pony Best Western and Car Wash

**Legal:** SECTION 19,T10N,R22E:BEG E4 COR;TH N88 15'48 E 320.14' TO SLY R/W HWY 60; TH S56 56'42 W 804.64'; TH S56 57'25 W 363.39' TPOB; TH S56 57'25 W 78.11'; TH S01 41'31 W 244.06'; TH N89 19'14 E 149.13 '; TH N01 41'31 E 113.48'; TH N24 58'05 W 189.01' TPOB

<b>Limited Service:</b> No <b>DOM/CDOM:</b> 105/107 <b>Original List Price</b> 650,000 <b>Aprx SqFt</b> 5,300 <b>List Price/SqFt</b> 122.64	<b>Metered</b> City of Show Low <b>Water</b> <b>Provider</b> <b>Business Description</b> Established restaurant in a great location in Show Low, Az. 17 years of successful operation in this location. Current cap rate is 18%. <b>Short Sale:</b> No <b>REO:</b> No	<b>Approx Lot SqFt:</b> 33,977 <b>Assessor #</b> 210-10-060B <b>Subdivision/Neighborhood</b> Show Low Townsi <b>County</b> Navajo
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## Features

<b>Owner Will Sell</b> Cash,Other <b>Info Available</b> Easement/Right of Way,Financials <b>Location</b> Highway Frontage	<b>Exterior Features</b> Handicap Accessible,Landscaped,Paved Lot,Paved Street <b>Utilities Available</b> APS,Sewer Installed,Telephone,Metered Water,Sewer Service Provider: City of Show Low,Metered Water Provider: City of Show Low <b>Heating</b> Forced Air,Natural Gas <b>Cooling</b> Central A/C <b>Construction</b> Concrete Block	<b>Foundation</b> Slab <b>Roof</b> Pitched,Shingle <b>Road</b> <b>Maintenance</b> City <b>Parking Spaces</b> 21 - 50
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## Financial Info

	<b>REO</b> No <b>Short Sale</b> No <b>Limited Service</b> No
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## Public Remarks and Agent Remarks

**Public Remarks:** Great business opportunity in Show Low, Az. This nationally recognized restaurant chain has been in continuous and successful operation at this location for the last 17 years. It has a full bar and also has the space to host groups of people as a small conference center. Great financials are available to pre qualified buyers. If you've been looking for a business opportunity in a small but fast growing area, this may be your dream come true! Seller may even consider a joint venture if you need extra support for a period of time to learn the business! Within easy walking distance of grocery store, and motels, this is a very busy location.. Don't miss this opportunity!



**Linda R Cedarblade**  
**Cedar Ridge Real Estate**  
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## Agent Detail

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<b>Co-Broke</b> Yes <b>Co-Broke (\$ or %)</b> 3.00% <b>Limited Service:</b> No <b>Variable Rate</b> No <b>DOM/CDOM:</b> 105/107 <b>Cedar Ridge Real Estate</b> Main:928-537-1374 <b>JEANINE ROBINSON</b> Cell:928-205-8954 <b>Co-listing Member</b> Linda R Cedarblade 928-242-5074 <b>Listing Date</b> 03/10/2020 <b>Original List Price</b> 650,000 <b>Aprx SqFt</b> 5,300 <b>List Price/SqFt</b> 122.64	<b>Metered Water</b> City of Show Low <b>Provider</b> <b>Business Description</b> Established restaurant in a great location in Show Low, Az. 17 years of successful operation in this location. Current cap rate is 18%. <b>Short Sale:</b> No <b>REO:</b> No	<b>Approx Lot SqFt:</b> 33,977 <b>Assessor #</b> 210-10-060B <b>Subdivision/Neighborhood</b> Show Low Townsi <b>County</b> Navajo <b>Owner:</b> Adams Hill
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## Features

<b>To Show</b> Appt. Only,Do Not Disturb Tenant <b>Owner Will Sell</b> Cash,Other <b>Info Available</b> Easement/Right of Way,Financials <b>Location</b> Highway Frontage	<b>Exterior Features</b> Handicap Accessible,Landscaped,Paved Lot,Paved Street <b>Utilities Available</b> APS,Sewer Installed,Telephone,Metered Water,Sewer Service Provider: City of Show Low,Metered Water Provider: City of Show Low <b>Heating</b> Forced Air,Natural Gas <b>Cooling</b> Central A/C <b>Construction</b> Concrete Block	<b>Foundation</b> Slab <b>Roof</b> Pitched,Shingle <b>Road</b> <b>Maintenance</b> City <b>Parking Spaces</b> 21 - 50
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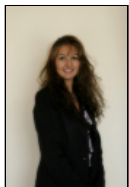
## Financial Info

<b>Exclusive Agency</b> No	<b>OWC</b> No <b>REO</b> No <b>Short Sale</b> No <b>Limited Service</b> No
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## Public Remarks and Agent Remarks

**Public Remarks:** Great business opportunity in Show Low, Az. This nationally recognized restaurant chain has been in continuous and successful operation at this location for the last 17 years. It has a full bar and also has the space to host groups of people as a small conference center. Great financials are available to pre qualified buyers. If you've been looking for a business opportunity in a small but fast growing area, this may be your dream come true! Seller may even consider a joint venture if you need extra support for a period of time to learn the business! Within easy walking distance of grocery store, and motels, this is a very busy location.. Don't miss this opportunity!

**Confidential Agent Remarks:** Shown by appointment only. Do not disturb tenant. Financials available to pre qualified serious buyers . Great Cap rate on this turn key business opportunity



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