

# ***ABBINANTE & CO.***

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## **Steakhouse - with Real Estate**

Location: **So. Arizona, Pima County, Arizona**

### **Financial Information:**

**Asking:** \$1,550,000

**Gross:** \$1,275,000

**Cash Flow:** \$250,000

**Furniture, Fixtures & Equipment:** \$250,000

**Inventory:** \$50,000 (included in price)

**Real Estate:** \$1,100,000 (included in price)

**Financing:** Yes, owner will carry a small second note (behind the SBA).

### **Summary Description:**

This Steakhouse, located within a 40 minute drive from Tucson, is a destination location that is well-known in Southern Arizona. The facility is 9,200 sq. ft. and is located on approximately 28,000 sq. ft. of land. The seller has owned this business and real estate for over twenty years. Currently, the facility is open for breakfast, lunch and dinner and operates 7 days a week. This is a great opportunity for a purchaser with more energy who can capitalize on the catering and larger banquet opportunities that this facility can accommodate. The purchase of this business and real estate can be financed through the SBA. Since the seller is willing to hold a small second deed of trust on the property, the purchaser's down payment can be greatly reduced.

### **General Information:**

**Competition:** This restaurant is a destination steakhouse that is located close to a freeway interchange.

**Growth and Expansion:** The owner believes that catering and the hosting of large parties and functions are sizeable opportunities for a younger buyer. Currently, the owner is turning down larger catering jobs and group banquets...as to not create hardships on him and his staff.

**Support/Training:** Seller will assist the purchaser to accommodate a smooth transition.

**Reason Selling:** Owner is 60 years old, and has two other businesses.

**Year Established:** 1930

**Employees:** 50

### **Contact Information:**

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