

ABBINANTE & CO.

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U of A Convenience Store with Liquor License

Tucson, Pima County, Arizona

Financial Information:

Asking: \$159,000.00

Gross: \$500,000.00

Cash Flow: \$50,000.00

Furniture, Fixtures & Equipment: \$70,000.00

Inventory: \$40,000.00 (included in price)

Financing: Seller prefers an "all cash" transaction

Summary Description:

This 1,736 sq. ft. Store is very compact and is located in the heart of the University of Arizona dormitories.

Located within the facility is a 400 sq. ft. fully furnished kitchen (with approved vent hood and new equipment), which was previously a Chester's Chicken satellite site. A good operator will either look for another franchise to sublet this space or open a short menu restaurant himself to increase foot traffic. The store has a #10 beer and wine liquor license issued by the State of Arizona.



Please note, that the purchase price includes \$40,000.00 of inventory. The resulting net price of \$119,000.00 makes this opportunity the lowest priced convenience store for sale in Tucson.

Currently, this Business operates 24 hours per day, 7 days per week. The facility needs to be cleaned and the outside maintained.

This Business is being represented by a Licensed Real Estate Broker in the State of Arizona, License #BR009292000.

Because of the Confidentiality surrounding the sale of the Business: Potential buyers will be asked to meet at the Broker's office to sign a Confidentiality Agreement and provide proof of funds before receiving additional information.

General Information:

Facilities: This business is located in 1,736 sq. ft. 100 feet from University of Arizona dormitories.

Support/Training: Seller understands the importance of helping the purchaser to allow for a smooth transition after the purchase.

Growth Potential: Improvements in service, neatness and curb appeal will increase traffic. This location has previously grossed \$700,000.00 per year.

Reason Selling: Absentee-owned.

Year Established: 1993

Employees: 5

Contact Information:

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Broker #BR009292000