

SALE

BAR/RESTAURANT BUSINESS ASSET SALE OPPORTUNITY

101 S. San Francisco St Flagstaff, AZ 86001



SALE PRICE

\$425,000

Darien Degher

928 607 3749

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Building Name	Bar/Restaurant Business Asset Sale Opportunity
Property Type	Retail
Property Subtype	Restaurant
APN	10308011A
Building Size	5,000 SF
Lot Size	6,742 SF
Building Class	B
Year Built	1964
Year Last Renovated	2020
Number of Floors	2
Average Floor Size	2,500 SF
Parking Spaces	0
Construction Status	Fully built-out
Roof	Rooftop
Free Standing	No
Number of Buildings	1



- +-5,000 sf space including rooftop patio with secondary bar; full kitchen
- Originally built in 1964, completely renovated in 2020 to its current turnkey state
- Full Asset sale; tradename available
- Prime Southside Flagstaff corner location
- Immediate occupancy with a new concept or continue the same
- Ideal for restaurant ventures with large traffic and pedestrian counts along S. San Francisco St.
- Maximum visibility in a landmark building
- Assumable long-term lease well under fair market for its size and condition
- Contact Listing Agent for asset list, lease, and leasehold improvements
- Cash; submit

Introducing an exceptional business asset opportunity for bar and restaurant owners in Downtown Flagstaff. Formerly The Mayor "Kitchen-Bar-Rooftop" located at 101 S. San Francisco St, this space offers a +-5,000 SF footprint with a full kitchen, bar, dining area (s), all FF&E, and the only rooftop patio and bar in the City. The original location of the wildly popular Mad Italian with its heyday in the 90's and 2000's, and hosting restaurant concepts over the last few years, this property was completely overhauled and updated less than 5 years ago by the Seller to its current state and condition (plan set can be provided). This thoughtfully laid out and maintained space is perfectly suited for a variety of bar and dining concepts, or could very well serve the same concept. This space presents endless possibilities for entrepreneurial ventures seeking a high-traffic, vibrant setting, with a rent well below fair market for its size. Don't miss the chance to invest in this turnkey, creative property in the pulse of Downtown Flagstaff's commercial scene.

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LOCATION INFORMATION

Building Name	Bar/Restaurant Business Asset Sale Opportunity
Street Address	101 S San Francisco St
City, State, Zip	Flagstaff, AZ 86001
County	Coconino
Market	Downtown Flagstaff
Sub-market	Southside
Cross-Streets	E. Cottage
Side of the Street	Southwest
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	89
Nearest Airport	Pulliam

BUILDING INFORMATION

Building Size	5,000 SF
Building Class	B
Occupancy %	100%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	2,500 SF
Year Built	1964
Year Last Renovated	2020
Gross Leasable Area	5,000 SF
Construction Status	Existing
Condition	Good
Roof	Rooftop
Free Standing	No

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	CB
Lot Size	6,742 SF
APN #	10308011A
Lot Frontage	135 ft
Lot Depth	50 ft
Corner Property	Yes
Traffic Count Street	S. San Francisco
Amenities	Fully built-out restaurant and bar; turnkey opportunity; rooftop with secondary bar; all assets included; tradename as desired.
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	0

UTILITIES & AMENITIES

Freight Elevator	No
Central HVAC	Yes
Restrooms	Multiple
Landscaping	N/A
Gas / Propane	Yes

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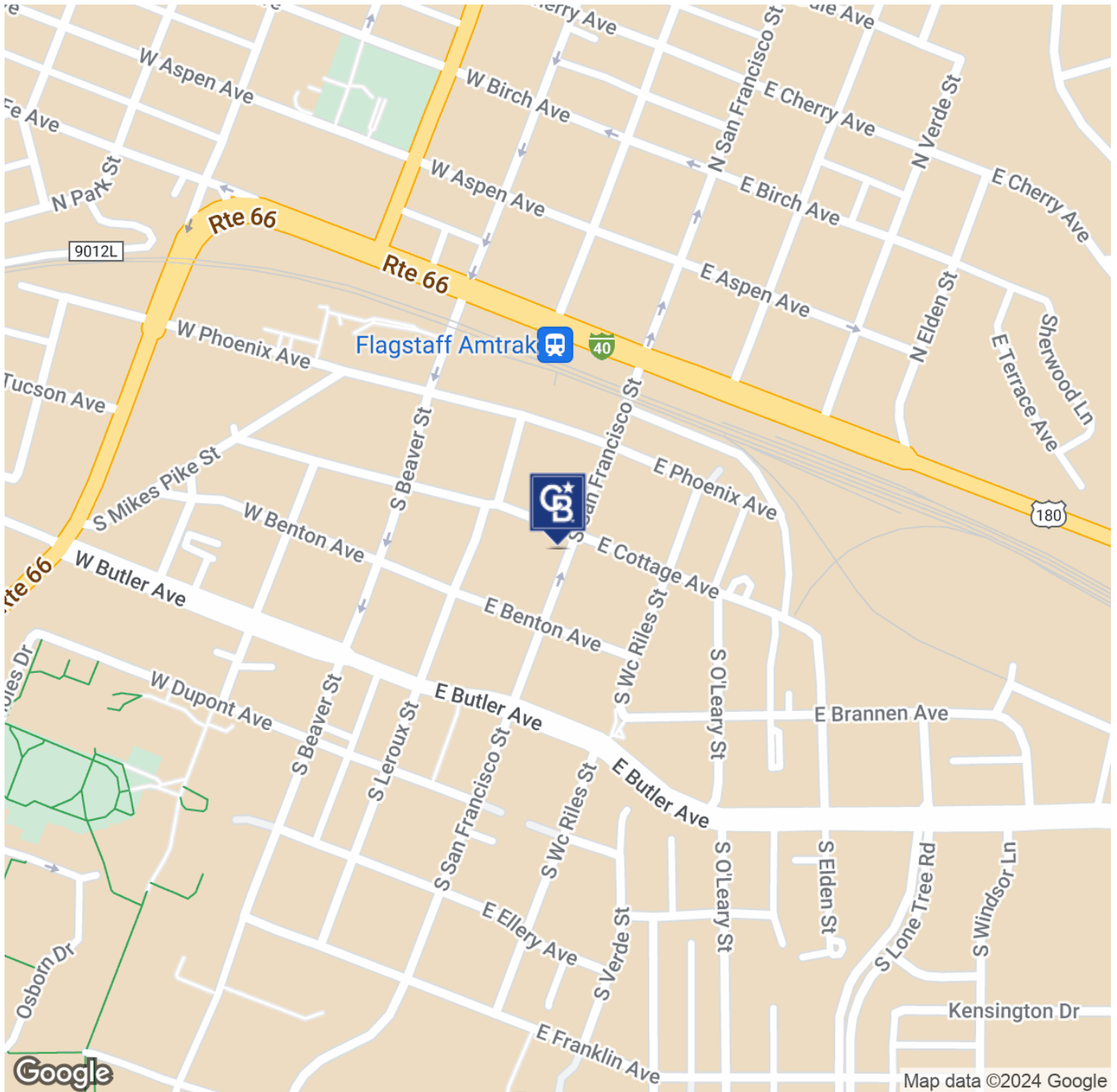


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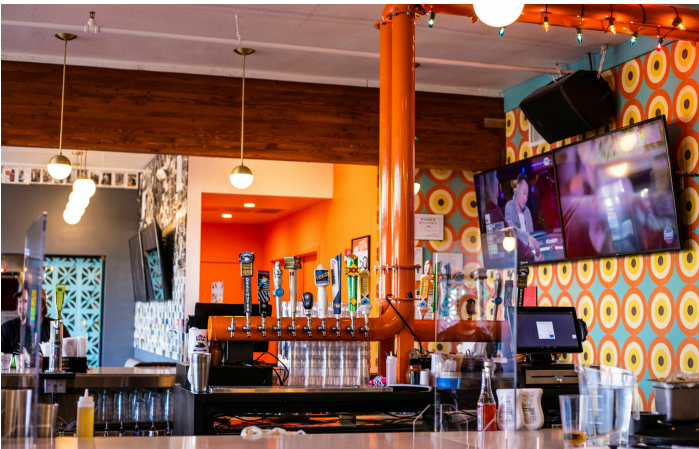
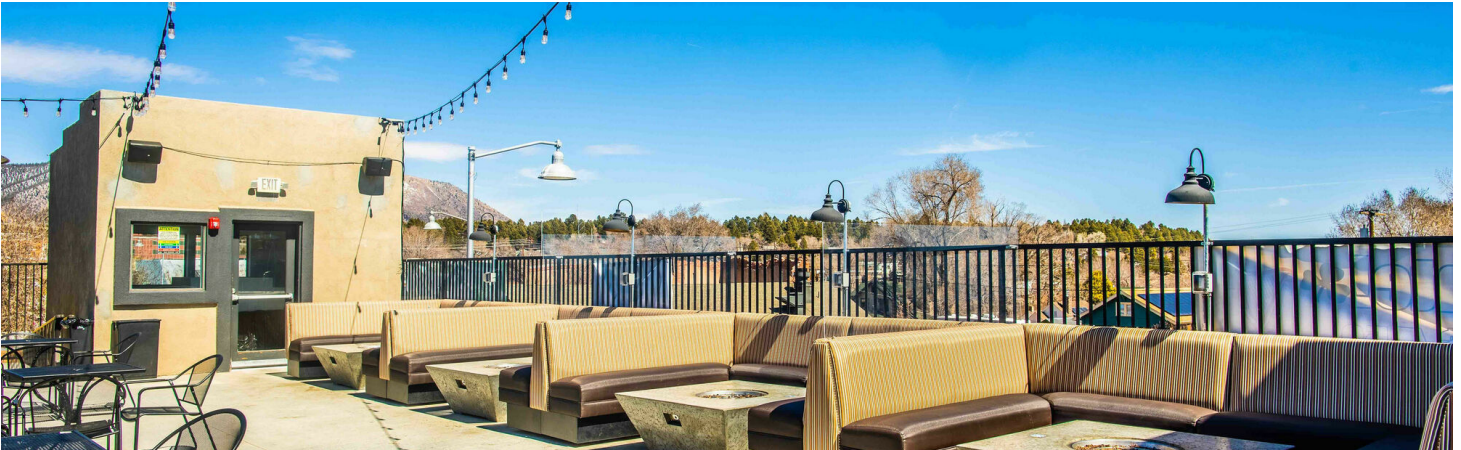


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DARIEN DEGHER

Commercial Sales and Leasing Specialist

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PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming an agent in 2011. His areas of expertise are far-reaching: commanding multi-million dollar sales for retail, office, and industrial properties, commercial and industrial leasing on both the Landlord and Tenant sides, mixed use investment opportunities, land sales, business sales, and commercial property management of both office and retail buildings. Darien recognizes the continually changing demands and needs of the industry and his local ties and intimate knowledge of the evolving Northern Arizona commercial real estate market have afforded him countless professional relationships. From leasing the small executive suite to representing the seller of a multi-million dollar property, Darien treats every deal and client the same way. He is a true Flagstaff native, and has the strong academic background (graduating Summa Cum Laude from Northern Arizona University), community involvement, interpersonal skills, and professional work experience necessary to address and meet all of his commercial clients' real estate needs.

EDUCATION

Northern Arizona University - B.A. International Affairs

MEMBERSHIPS

Northern Arizona Association of Realtors

Northland

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