

SALE

QUICK SERVICE RESTAURANT BUSINESS SALE OPPORTUNITY

1417 S. Plaza Way Flagstaff, AZ 86001



SALE PRICE

\$200,000

Darien Degher
(928)607-3749

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PROPERTY DESCRIPTION

This opportunity is fresh and hot right out of the oven! Discover this exceptional and rare opportunity for restaurant seekers that fits the food service mold of the future. In operation for nearly 30 years, this Flagstaff pizza OG has sustained success with the take-out/delivery concept that minimizes overhead and simplifies restaurant ownership. Continue the same tried n true concept or being anew with a built-out space to accommodate any quick-serve/takeout/small dine-in premise. This well-managed business features a +-1,100 SF suite in a prime location next to Northern Arizona University and S. Milton Rd for high visibility and easy recognition. First open in 1993, this business offers a solid foundation and even stronger track record for any future restaurant venture. With a perfect sized footprint and a full kitchen, this space is poised for growth in an ever-changing marketplace.

PROPERTY HIGHLIGHTS

- Turnkey business opportunity with full assets
- Continue the same successful premise or create anew

OFFERING SUMMARY

Sale Price:	\$200,000
Number of Units:	1
Lot Size:	17.78 Acres
Building Size:	1,100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	410	1,422	5,689
Total Population	1,275	5,183	21,503
Average HH Income	\$60,822	\$61,022	\$52,126

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LOCATION INFORMATION

Building Name	Quick Service Restaurant Business Sale Opportunity
Street Address	1417 S. Plaza Way
City, State, Zip	Flagstaff, AZ 86001
County	Coconino
Market	Flagstaff
Sub-market	Northern Arizona University
Cross-Streets	S. Yale
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	89
Nearest Airport	Pulliam

BUILDING INFORMATION

Building Size	1,100 SF
Occupancy %	90%
Tenancy	Multiple
Number of Floors	1
Year Built	1993
Construction Status	Existing
Condition	Excellent
Roof	Asphalt shingle, pitched
Free Standing	Yes
Number of Buildings	2
Ceilings	Drop
Floor Coverings	Ceramic tile
Corridors	N/A

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	HC
Lot Size	17.78 Acres
APN #	10303020
Corner Property	Yes
Amenities	On-site parking, ADA accessibility, fully built-out
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	N/A
Central HVAC	Yes
HVAC	1
Restrooms	1
Landscaping	Management
Gas / Propane	Yes

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PROPERTY HIGHLIGHTS

- Turnkey business opportunity with full assets
- Continue the same successful and long-established premise or create anew
- Established in 1993, making it one of the longest running food operations in Flagstaff
- New lease to be created, allowing flexibility of term
- Training, non-compete negotiable
- All FF&E, tradename, accounts, inventory
- High demand location near Northern Arizona University and S. Milton Rd
- Strong occupancy within Safeway-anchored shopping center
- Potential seller financing with +50% down
- CLA for financials, asset list, lease information
- Cost of build-out to replicate the existing premise far outweighs cost of a buy-out

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DARIEN DEGHER

Commercial Sales and Leasing Specialist

darien@flagstaffrealestate.com

Direct: (928)607-3749 | Cell: (928)607-3749

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

5200 E. Cortland Blvd, Suite D3
Flagstaff, AZ 86004
928.526.5309

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