

ABBINANTE & CO.

5055 East Broadway, Suite C-214
Tucson, Arizona 85711
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Family Restaurant w/Real Estate

Location: **Tucson, Arizona**

Financial Information:

Asking: \$1,400,000

Gross: \$695,000

Cash Flow: \$125,000

Furniture, Fixtures & Equipment: \$250,000

Inventory: \$250,000 (included in price)

Real Estate: \$900,000 (included in price)

Financing: Seller will finance a qualified buyer with a reasonable down payment.

Summary Description:

Freestanding 4,000 sq. ft. building, which currently serves breakfast and lunch, is a gold mine for the right purchaser. This facility should be open 24 hours a day. The Business has a large, separate banquet room, which seats 65. Located close to downtown on a main thorough fare, this restaurant can only increase its sales over the next few years. Due to the redevelopment and the expansion of downtown, the property value can only increase.

General Information:

Facilities: This 4,000 sq. ft. facility is a freestanding location, which seats 63 patrons. It also has a large banquet room, which has an additional 65 seats.

Support/Training: Seller will assist a buyer to facilitate a smooth transition.

Reason Selling: Retirement

Year Established: 2001

Employees: 14 Full Time

Contact Information: Michael C. Abbinante, Broker of Abbinante & Co., at above address and phone number or by email: michael@abbinanteco.com.