

~ ~ ~ **GREAT OPPORTUNITY FOR QUALIFIED BUYER** ~ ~ ~



**Deli & Fine Dining Restaurant w/Real Estate-Only \$485K**

Unique with two businesses in same building. Front area is an East coast style deli with NY, New Orleans, & Philadelphia influenced sandwiches serving from 11:00-2:30 Tues-Fri. There is a beautiful fine dining area in the back open Th-Sat 5-9:30. Excellent wine selection. State of the art w/high end equipment. Professionally designed and equipped with the best. Many other features include granite sinks, high end travertine and marble flooring, fireplace. Seller has #10 & #12 Liq. Licenses. He has invested over \$1M, so this is a steal at \$485K with real estate. Bldg underwent a major \$1/2 M retrofit w/all new electric, gas, water, plumbing, 3 AC units. Unlimited potential. Located in Kingman. A Must See Opportunity.

**BACK ON MARKET**

**# 12 Free-Standing—Scottsdale**

We have had many inquiries but we've had contracts for quite sometime. This is Now Available and is an excellent opportunity. Price Reduced to \$119,000. Submit Offers. Many features include 4,200 sq. ft., High Visibility, below market rent at \$5,881 per month total, Large Lot w/ample On-Site Parking. Seats approximately 120.

**Amazing State of the Art # 6 Bar/Restaurant w/Real Estate**

Beautiful high-end custom built & designed high tech restaurant/bar w/an acre of land. State of the art lighting, technical fixtures, equipment. Very Unique exterior-voted as the best high tech restaurant last year. Property has a huge area for BBQ's and entertainment and includes a building that can be converted to an outdoor open bar/grill. This location is surrounded by mountain views, creeks, historical landmarks and is rich in history. All Appliances/Equipment are under warranty and in like new condition with very few operating hours. Includes # 6 liquor license. A Must See. This is an investors dream and a great opportunity. Asking \$995,00. Seller is very motivated.

**Profitable Wholesale Pastry Bakery**

Very reputable, high end quality wholesale bakery that specializes in pastries, wedding cakes & showpieces. Clients include resorts, hotels, restaurants, & caterers in Maricopa County as well as Tucson & San Diego. 2008 sales are up 15% without any advertising as seller is well-known by "word of mouth". Profitable business with an excellent lease in place. Cash flow approx. \$90,000 but seller just received 3 large accounts so cash flow will be much higher. This is a great opportunity for a pastry chef or baker. Business can be easily expanded in many ways such as adding retail products; expanding current wholesale products, advertising, offering classes or seminars & other services, etc. The sky is the limit. Highly confidential. Asking \$300,000. # N 533

**Commercial Refrigeration/Restaurant Parts & Equipment**

Profitable, well-established, reputable company. This is a great business with a large potential to increase sales and future growth. Company is well known for their quality and service. Custom designed products provide a large "niche" market within the food & beverage industry. Excellent opportunity for a company to expand its product line and services with a proven successful business. After 20 years, the owners would like to pursue another opportunity. Equipment includes vehicle and fork lift. Asking \$425K.

**\* Reasons for Buying \***

There are many reasons for buying a restaurant just as there are many reasons for selling. The restaurant industry is ever changing with new concepts and new ideas. To follow is a list of some of the reasons and advantages of purchasing an existing or closed restaurant.

- |  |                          |
|--|--------------------------|
| Less financial risk if producing cash flow     | Location                 |
| Purchase less than a start-up                  | Control your own destiny |
| Lease rent can be less than a new market lease | Tax advantages           |
| Co. records can be helpful in growth potential | Job security             |
| Skilled and trained staff in place             | Existing customers       |
| Provide jobs for family members                | You can open quickly     |
| Opportunity to own/work in a dynamic industry  | Growth potential         |

**\* Criteria to Consider \***

Although *Service, Product & Location* are main *ingredients to success*, your personal assessment and goals and your commitment are needed also. The assets of a restaurant not only includes the furniture, fixtures, and equipment but includes the intangible assets as well. There are a variety of tangible and intangible assets among other criteria and ingredients to consider when purchasing a restaurant or any other business.

**HOT SPECIALS — FOR SALE & LEASE**

**Sports Bar/Pizzeria # 12 LL**

Seats 70 so you can dine in, take it out or have your pizza delivered. Well established customer base. Sports bar atmosphere. Menu features Pizza-Pasta-Subs-Wings. Located in Glendale. Hours Open: Mon & Tu 4:30p-10p; Fr & Sa 10:30a-11p; Wed, Th, & Su 10:30a-10p. Sellers love their business, but their health is forcing them to sell. Will consider all reasonable offers. Asking \$105,000.

**Breakfast/Lunch Deli-Office Complex**

Sales are down due to seller closing early and is still profitable. Previous cash flow was much higher. Buyer to negotiate a new lease, which will be even more favorable to buyer. Cafe/deli located in a large office complex in an upscale area. Seller has contracts for monthly & weekly catering services. Business does no advertising or marketing. Great opportunity for an owner/operator. Asking only \$40K.

**Coffee Shop — Only \$ 59,000**

This coffee café has it all... Immediate cash flow with a great opportunity for future growth. Many features include a 3' hood/ansel system, which is very unique and offers more than the average coffee shop. End cap location in growing Gilbert area. Established and well known by the surrounding community for their quality & service. Attractively decorated cafe offers a diverse menu of sandwiches, soups, coffee drinks, & smoothies. Seats 28 inside plus outdoor seating. Easy to expand by adding more items, catering services, expanding hours, etc. Excellent rent. Includes a great Trade Name and a new Website. # N 535

**2 Closed Restaurants w/Patio for Lease**

**Gilbert**

Located in an upscale area in Gilbert. Seats 80 inside and 30 on patio. Buyer can convert to any concept. A Must See. Landlord is negotiable. 2,275 sf

**NW Phoenix/Glendale**

End cap restaurant. Nice full-service kitchen, counter seating, patio, and a drive up window for pick-up. Seats approx. 80. 2,700 sf,

**Profitable Restaurant Cafe w/Specialized Cuisine**

Incredible business. Just opened June 2008 and average monthly sales are \$40,000+, and seller does not even have a liquor license. Fabulous lease at only \$1,700 month. Excellent location with beautiful views from patio. This is a very specialized cuisine and includes owner's recipes. Seller is owner/operator but has a chef and cook to assist. Cash flow \$10,000+ mth already. Highly confidential. Contact listing broker for more details. #N539.

**Quick Serve Restaurant w/2 Patios**

Custom designed casual restaurant with unique décor; exhibition kitchen; and 2 large patios. Great location in busy upscale NW area. Priced well below build-out of \$300,000+. Seller should receive # 12 liquor license any time. Easy to convert to any concept. Sellers are motivated. Asking only \$100K. # 1480.

**Pizza Shop**

Wonderful pizza shop in Phoenix (Loop 101 and Cave Creek Road area.) Seating for 75. This store was built by the current owner 4 years ago in excess of \$200K. Sales are between \$26k and \$30k monthly. Owner owns another restaurant (non-competing) and is forced to sell this one. Easily increase sales by adding #12 liquor license. Terms are available to qualified buyers. Asking \$120,000. Will consider \$40K down. Bring offers.

**\* We Can Help \***

We will prepare you and guide you through the entire buying process and provide you with all necessary documents and resources to help you obtain your goals. We enjoy working with our clients and encourage communication. The more information you provide to us, the better chance we have of finding the right business for you.

We offer a large portfolio of services and spend time with and for our clients.  
Find out more about us and how we can HELP YOU!

**\* Intangible Assets \***

|                       |                            |                     |
|-----------------------|----------------------------|---------------------|
| Location              | Computer Databases         | Contracts           |
| Copy Rights           | Management                 | Customer Base       |
| Low Employee Turnover | Skilled Employees          | Training Procedures |
| Licenses              | Mailing List               | Employee Manual     |
| Trademarks            | Technologically Adv. Equip | Favorable Financing |

**HOT SPECIALS — FOR SALE**

**# 12 Fine Dining Restaurant**

Beautiful Fine Dining Restaurant located right in the heart of Phoenix. Kitchen is a Chef's Dream! Restaurant features a full service bar located in the Dining Room & large Dance Floor with Stage for live music. This restaurant has first class furniture, fixtures, & equipment! It is a "Must See." Seats 252 in the elegant dining room! Owners spent approximately \$450,000 in re-modeling. Owners also lease out the restaurant for private functions. Asking \$350K. #5385

**Italian Restaurant & Bar**

Beautifully decorated & has all the things most people look for in an Italian Restaurant. Widely varied menu, consistently tasty food in generous portions & very reasonable prices. Family operation makes all customers feel as though they are part of the family. Kitchen is fully equipped & efficient. Located in a well established NE Valley Shopping Center. Seats 80 in the Dining Room & 25 in the Bar. Well established; great opportunity for the next owner. Asking \$250,000. #5740

**Profitable Pizza & Wings**

Cash flow of \$140,380 is based on an owner operator with one manager. Located in one of the busiest shopping centers in Phoenix-for over 20 years! Bright & Cozy decor! Seats 30. Although they specialize in deliveries & take-out, they have a pretty steady clientele that enjoy dining in. This is a great business for a family. It is currently being operated with 7 employees, an owner operator would only need 4. This is a Must See! The name of the business is not included in the sale. The Seller will allow the buyer to use the name for 1 year. Asking \$165,000 w/\$85,000 down. #5305

**Italian Restaurant**

Cash flow \$90,000. This Italian Restaurant has been in operation for over 6 years in this high visibility location near the intersection of Tom Darlington and E. Cave Creek Rd. A recent expansion has increased the size by 1,700 SF adding a bar and lounge area which can also be used for banquet business. The city has approved an outside dining patio of approx. 600 SF. Asking \$165,000.

**Profitable #6 Sports Bar**

The Ultimate Awesome Sports Bar. 10 foot T.V., wall screens, billiards, games, large bar, big dining room, bar food plus steaks, salmon, etc. E. Valley. Asking \$425K

**Bagels/Coffee w/Patio**

Sellers purchased the business on June 15, 2007 and is profitable already. Husband has had a stroke & operating business now is very hard on him. His wife is a nurse & is only able to help on a part time basis. Fully equipped Bagel Bakery and Coffee House. Could easily triple the sales with only a little marketing! Located in a large, busy shopping center & has a small patio. Sellers are motivated, will carry 1/2 down, & will consider all reasonable offers. Asking \$115,000. #5338

**# 12 Stir Fry Buffet/Mongolian Grill**

Great end cap location in a very busy area with a major grocery anchor and other restaurants. Priced well below build-out. Husband works full time and wife is running restaurant. Needs owner/operator to take this business to the next level or convert to a different concept. Very appealing and unique design. Seating for 70+. Asking only \$70K. # N 534.

**MORE RESTAURANTS AVAILABLE**

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