

SALE

APACHE JUNCTION BAR FOR SALE

Address Not Disclosed Apache Junction , AZ



OFFERING SUMMARY

Sale Price:	\$695,000
Building Size:	6,500 SF
Available SF:	
Lot Size:	1.45 Acres
Price / SF:	\$106.92
Year Built:	1967
Renovated:	2023
Zoning:	Commercial
Market:	Greater Phoenix area
Submarket:	East Valley Pinal and Maricopa counties

LOCATION OVERVIEW

Nestled within the picturesque landscapes of the East Valley, this esteemed property boasts a tranquil country setting, harmoniously intertwined with the allure of nearby mountain ranges and sprawling hiking/biking trails.

HIGHLIGHTS

- Esteemed establishment renowned for its local acclaim, offering daily lunch service to a discerning clientele.
- Draws a diverse array of patrons, both local regulars and travelers, testament to its widespread appeal and enduring popularity.
- Spacious interior featuring a generously sized bar area accompanied by a dedicated stage, facilitating live band performances on a weekly basis.
- Boasts two expansive outdoor patios, ideal for alfresco dining and entertainment, enhancing the overall ambiance and guest experience.
- Ample parking accommodations comprising a well-appointed lot capable of accommodating 35-45 vehicles, ensuring convenient access for patrons.
- Enviably situated in a tranquil country setting, offering a serene escape from the bustle of urban life while still retaining accessibility for visitors.

Cathy Fox
602 316 7978



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PROPERTY DESCRIPTION

Attention Entrepreneurs,

An exceptional opportunity awaits in the vibrant realm of commercial real estate. Presenting an esteemed establishment renowned for its vibrant ambiance, loyal patronage, and great food – a beloved bar primed for new ownership.

Nestled within a thriving community, this esteemed bar stands as a testament to unrivaled entertainment, yummy cuisine, and a dynamic atmosphere. Each week, live bands grace its stage, adding to the allure and ensuring a constant influx of patrons, both local connoisseurs and travelers seeking a memorable experience.

For discerning investors seeking to capitalize on this lucrative venture, the sale encompasses the esteemed real estate and land, with the prized liquor license available for separate acquisition. Furnishings, fixtures, and equipment are open to negotiation, facilitating a seamless transition for the new proprietor.

In adherence to industry standards and to safeguard the integrity of this esteemed establishment, prospective buyers are required to execute a confidentiality agreement and demonstrate their financial capacity to undertake this endeavor. Access to the location and comprehensive financial records will be granted solely upon completion of these prerequisites.

This is an unparalleled opportunity to acquire a cornerstone of the local hospitality scene, where passion meets profit, and excellence is the standard. Act swiftly to secure your position in this lucrative venture.

Serious inquiries only. Contact us to embark on this exciting journey towards ownership.

PLEASE DO NOT DISTURB EMPLOYEE'S

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