

TURNKEY RESTAURANT & BAR OWNER/USER OR INVESTMENT OPPORTUNITY



145 WEST CENTRAL AVENUE
COOLIDGE, ARIZONA 85128

FOR SALE OR LEASE (WITH PURCHASE OF NAME & FF&E)

\$25.00 NNN LEASE RATE

\$1,200,000 SALES PRICE

+2,380 SQUARE FOOT BUILDING

0.17 ACRE LOT

AMPLE PARKING SPACES

COMPLETELY RENOVATED 2022

Lee Stubblefield

Sales & Leasing

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PROPERTY DETAILS

145 WEST CENTRAL AVENUE

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Established in the 1945, Shorty's Tavern in Coolidge stands as a cherished monument of the town's history, nestled in the heart of the historical downtown district.

Overlooking the iconic Coolidge water tower, it has been a beacon for locals and visitors alike for generations. The original bar, boasting 8 taps, remains intact, while the space has been transformed into a restaurant, complete with a fully equipped kitchen featuring deep fryers, an oven, and an outdoor BBQ grilling area. The space has 4 restrooms total, including 2 original ones inside and 2 new ADA restrooms outside, featuring modern updates such as sinks, toilets, and electric hand dryers.

Updates such as PEX plumbing installed in 2022 and a new 400 amp electric panel ensure modern functionality. The addition of office space and two new ADA-compliant restrooms on the

patio further enhance its appeal. With amenities including roll-up doors, a large pavilion structure with TV mounts, indoor and outdoor security camera systems, and a potential drive-through window, this turnkey business with a historical trade name and concept offers approximately 2,380 square feet of enclosed space, promising a seamless transition for prospective owners.

The owner is willing to return the interior space to the condition shown in the photos, ensuring that the historical charm and functional amenities are preserved. While the inside awaits its next chapter, the outdoor grilling area retains its inviting allure, ready to welcome patrons once again.

AREA OVERVIEW

- 11.9% One-Year Population Growth 2023
- Procter & Gamble, Two Million Square Foot Manufacturing Plant Opening in 2025
- Nikola Motors Auto Campus, One Million Square Foot Hydrogen Battery Manufacturing Facility



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