



MHG Commercial

The Dark Horse of commercial real estate

1702 E McNair Drive

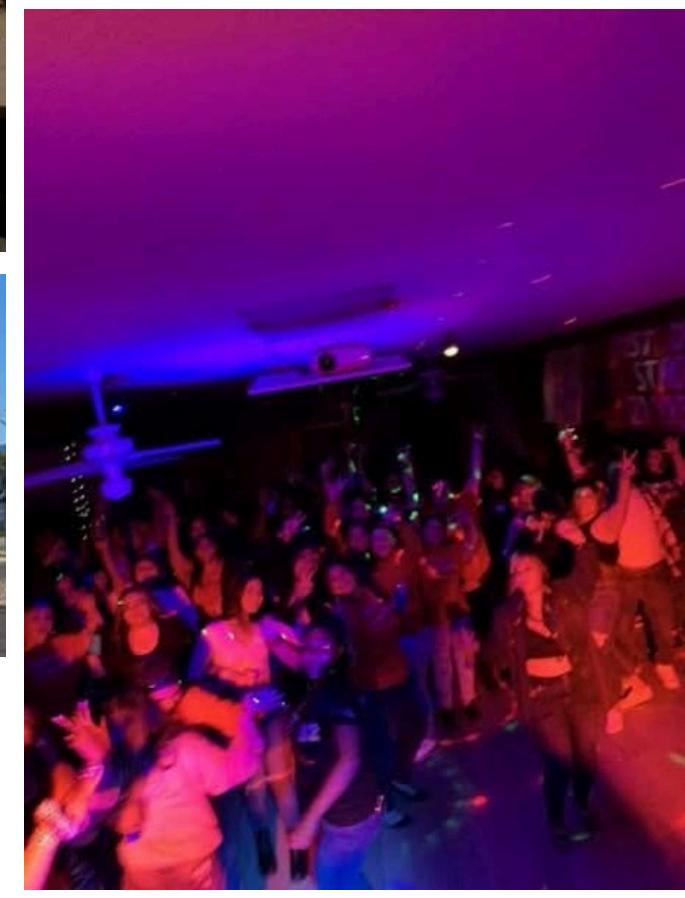
Tempe, AZ 85283 | United States

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Event Center

Restaurant & Bar w/Series 6 Liquor License



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200 E Frontier St, Eloy, AZ 85131

110 N Stuart Blvd, Eloy, AZ 85131

112 N Stuart Blvd, Eloy, AZ 85131

PROPERTY HIGHLIGHTS

| | |
|----------------|--|
| Listed at | \$995,000 |
| Liquor License | Series 6 (included) |
| Size | ±10,070 SF |
| Lot Size | ±20,663 SF |
| Year Built | 1939 |
| Zoning | GR (General Rural) |
| Parcels | 405-03-294 405-03-295 405-03-296 |

PROPERTY DESCRIPTION

The property consists of a single operational building situated across three contiguous parcels, creating a flexible site layout with enhanced access, parking, and operational flow. The building has been purpose-configured to support events, food service, nightlife, and live entertainment, making it well-suited for a variety of hospitality-driven business models.

The asset's configuration allows for strong visibility, easy guest circulation, and separation of service areas, all while maintaining compliance with alcohol service requirements. Its historic character paired with functional upgrades provides a distinctive venue atmosphere with authentic small-town appeal.

MARKET SCARCITY & LIMITED COMPETITION

- Only one other event center in the Eloy market
- Only one other bar serving the entire town
- Minimal competition creates strong demand for private events, nightlife, and community gatherings



INCLUDED SERIES 6 LIQUOR LICENSE

The property conveys with a Series 6 liquor license, allowing full on-site alcohol sales for bars, nightclubs, restaurants, and event venues. Series 6 licenses are limited in number, highly regulated, and increasingly difficult to obtain, adding immediate and long-term value to the asset.

A Series 6 liquor license materially strengthens the investment profile by:

- Allowing full alcohol sales without restriction
- Supporting higher-margin revenue streams
- Enhancing event profitability
- Creating a valuable, transferable asset within the sale
- Providing regulatory protection through scarcity

In smaller markets like Eloy, liquor licenses often represent a significant barrier to entry—making this offering especially attractive to investors and operators seeking long-term defensibility.



FREEWAY-ADJACENT ACCESSIBILITY

- Located just off I-10, the property is easily accessible for:
- Regional weddings and destination events
- Touring entertainment and live music
- Guests traveling from Phoenix, Tucson, and surrounding communities

AMPLE OFF-STREET PARKING

- The multi-parcel layout allows for abundant off-street parking, a critical advantage for:
- High-capacity events
- Alcohol-serving venues
- Live music and evening operations

TURNKEY INFRASTRUCTURE

- Fully built-out kitchen, bar, and event space
- Sale includes all FF&E, inventory, and materials on site
- Prior ownership investment of \$100,000+ significantly reduces startup costs



BUSINESS & USE FLEXIBILITY

Permitted and ideal uses include:

- Event center & wedding venue
- Restaurant & full-service bar
- Live music & entertainment venue
- Private banquets and receptions
- Community events and festivals
- Corporate retreats or regional gatherings

The zoning and layout allow for continued operation in its current use or repositioning into a refined or themed hospitality concept.

ADDITIONAL INCOME POTENTIAL

The property offers two distinct interior spaces that can be leased independently as retail, office, or service-oriented business suites.

These spaces may be utilized to:

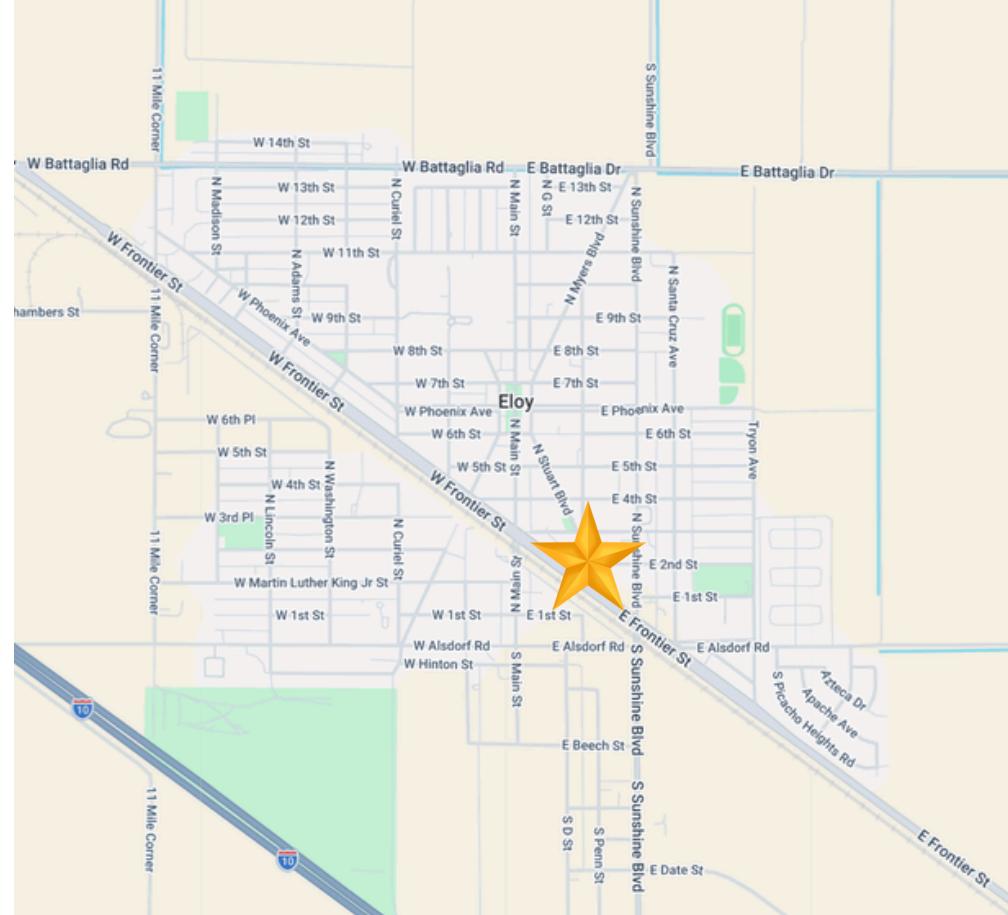
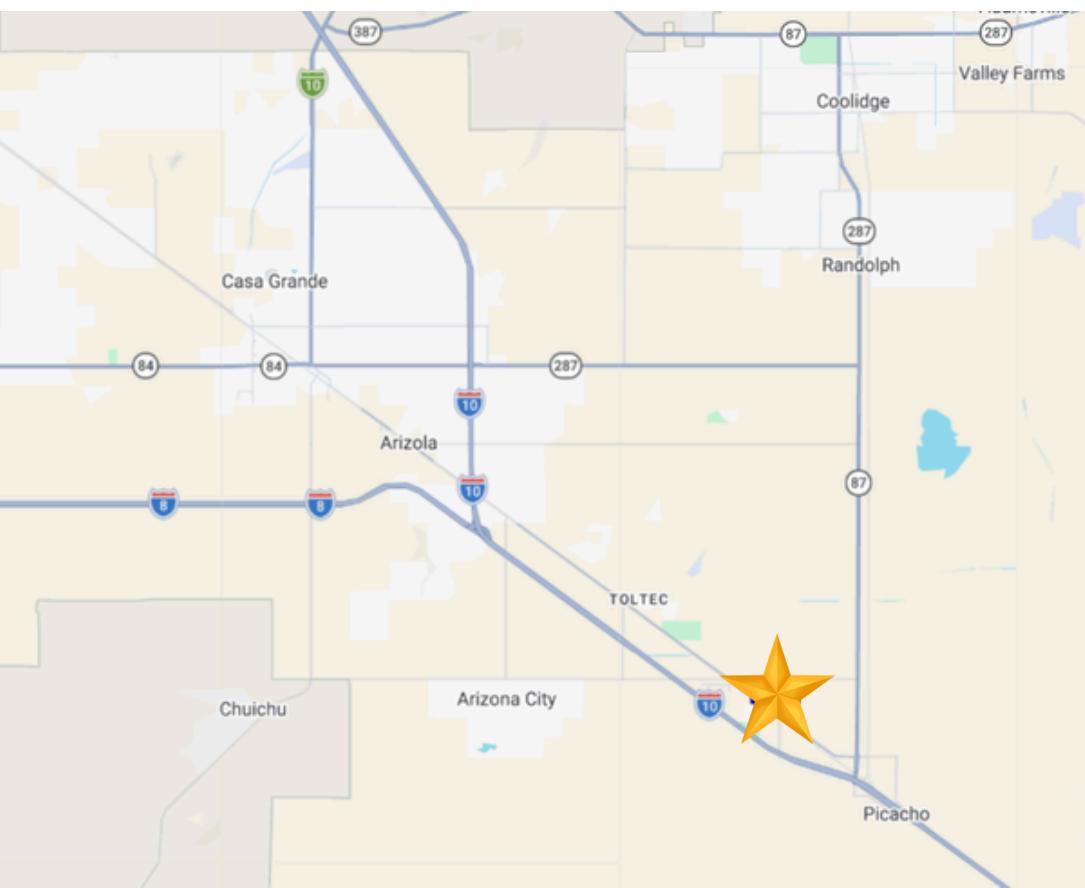
- Generate steady, recurring lease revenue independent of event operations
- Support complementary businesses such as retail, boutique services, studios, offices, or vendor partners
- Offset operational expenses related to the event center and bar
- Allow an owner-operator to occupy one space while leasing the others

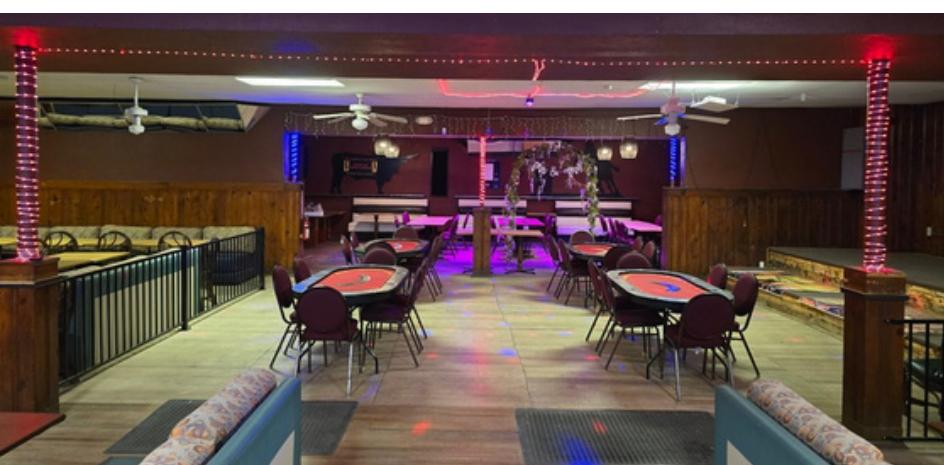
LOCATION OVERVIEW

Eloy is strategically positioned in Central Arizona, directly along the Phoenix-Tucson growth corridor. The city has seen increasing regional interest driven by:

- Proximity to Interstate 10
- Industrial and logistics expansion
- Population growth between major metros
- Demand for community-centered entertainment venues

The subject property's immediate freeway access and centralized location make it a natural hub for regional destination events, while still serving as a primary entertainment venue for the local community







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MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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