A photograph of the interior of a restaurant or bar. The space features a long bar with stools, several round tables with wooden chairs, and a ceiling decorated with various flags and hanging pendant lights. The floor is made of large, light-colored tiles.

SALE

Beautifully Appointed Turn-Key Restaurant/Bar in Gallup NM

107 W COAL AVE

Gallup, NM 87301

PRESENTED BY:

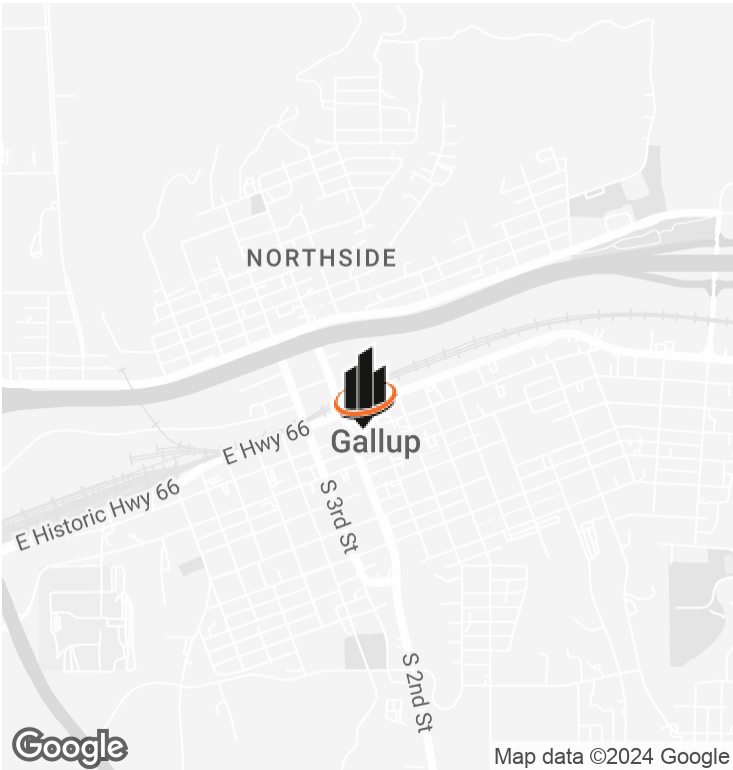
KYLE KINNEY

O: 505.239.0612

kyle.kinney@svn.com

NM ##52685

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,700,000
LOT SIZE:	0.27 Acres
BUILDING SIZE:	20,000 SF

PROPERTY DESCRIPTION

Presenting an outstanding 20,000 SF commercial property at 107 W Coal Ave in Gallup, NM. Strategically located in a commercial hub, this versatile property has hosted multiple businesses over the years starting as the original "JCPenney's" in Gallup and ending with "Sammy C's" that served as a beautiful restaurant and bar for the area. With high visibility, it offers a prime opportunity to attract and serve local and visiting customers. Don't miss out on this rare opportunity!

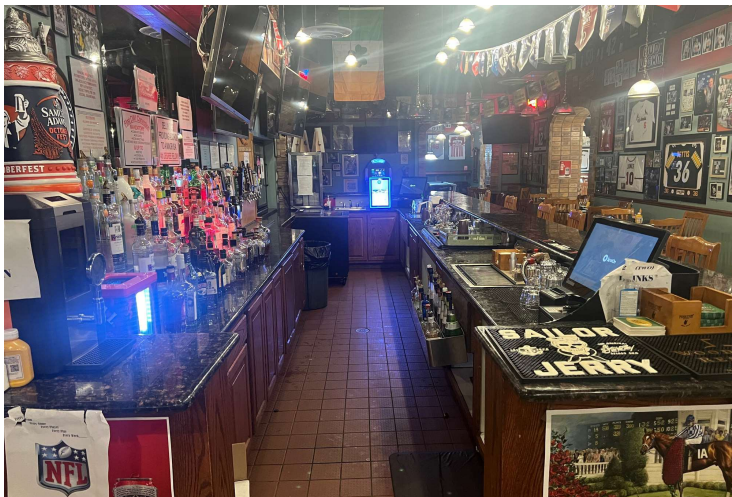
PROPERTY HIGHLIGHTS

- Zoned Commercial for versatile business opportunities
- Currently built out as a beautiful restaurant/bar and set up for a full turn-key operation
- All restaurant and bar equipment included in the sale
- High local awareness as a retail space
- Ample vacant downstairs space (8,000 sq ft) for potential expansion or storage

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ADDITIONAL PHOTOS



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SAMMY C'S ROCK'n SPORTS PUB & GRILL INVENTORY OF ITEMS 12/05/24

APPROX. 2,300 HISTORIC GALLUP BRICKS, FABRICATED IN THE 20s AND 30s, ADORNING SEVEN ARCHWAYS.

CUSTOM WOODWORK AND DECORATIVE ROCK EFFECTS THROUGHOUT THE FACILITY.

GRANITE TABLES - 34 BY 34 SQUARES	47
21 BY 28 SQUARES	8
36 BY 36 ROUNDS	17

WOODEN CHAIRS - 225 CHAIRS

BAR STOOLS - 15

WOODEN HIGH CHAIRS - 6

DECORATIVE SLIP CHAIRS - 2

PATIO MOUNTED GAS HEATING SYSTEM (WEST PATIO)

4, 49" BY 71" PARTITIONS FOR BANQUET ROOM WALKWAYS

PODIUM FOR BANQUET ROOM(S) (FULL SIZE) WITH ADJUSTABLE
MIC STAND AND HOLDER - 1

BUFFET LINES (BANQUET ROOM(S)/PERMANENT) - 149" BY 42" WITH
LIGHTING, 2 HEATING ELEMENTS EACH

ELEVATED STAGE AREA - WITH EFFECT COLOR LIGHTING STRIP ABOVE
STAGE AND FOUR ABOVE WALL LIGHT FIXTURES

GRANITE TOPS - MAIN PUB - LONG AREA WITH SHORT FLANK LEFT AND
FULL EXTENSION ON THE RIGHT 46 1/2 " X 25' 9 1/2 " X 8' 7 " X 19"

COUNTER
BEHIND THE PUB - MEASURING 25 3/4" TO 18 3/4", APRX 25' WIDE
SHORT LEFT SIDE MEASURING 27 3/4" X 19"
WORK AREA 25 1/4" FRONT TO BACK,...AND LENGTH OF PUB
PUB HAS 2 ICE BINS, (ONE) 3-BAY SINK AND (ONE) SINGLE BAY SINK
UTILITY TABLE - 20" X 28"
LIQUOR DISPLAY RACK (PUB WALL) - 87 1/2" X 16"
MOBILE BEER GLASS FROSTER AND ASSORTED SMALL COOLERS
PUB UTILITY ROOM -
3 STORAGE RACKS 47" X 63 1/2"; 74" X 35"; 46 1/2" X 76 1/4"
SOFT DRINK BIN RACK - 29" X 28"
1 WALK IN REFRIGERATION UNIT FOR TAPS AND PUB PACKAGE PRODUCT

SOUND SYSTEM -

3 AMPS,...DRIVING SOUND TO PUB, HALL, BANQUET ROOM(S).
1 DVD/CD 5-DISC CHANGER
2 MATRIX SYSTEMS FOR TV OUTPUT,...EACH WITH 16 INPUTS AND
16 OUTPUTS TO PROGRAM THE ENTIRE HOUSE
3 HIGH CAPACTIY INDUSTRIAL BACKUP SURGE PROTECTORS
9 DIRECT TV RECEIVERS
3 DISH TV RECIVERS
3 COMCAST RECEIVERS
1 HIGH CAPACITY COMPONENT RACK
5 DIGITAL CONTROL PANELS WITH FULL CAPABILITY OF
PROGRAMMING IN THE OFFICE AND DISTRIBUTING BELOW

TELEVISION SETS - BANQUET ROOM 5, 42" SCREENS
2, 55" SCREENS
HALL 1, 52"
6, 55-60"
PUB 13, 55-60"
COFFEE BAR 1, 37"
POOL ROOM 1, 55"
OFFICE/PROGR 1, 37"

1, BIG SCREEN PROJECTOR WITH ROLL DOWN SCREEN IN STAGE AREA,
PLUS, RGB/HDMI CONVERTER, BOOSTER AND ACCESSORIES-\$900 VALUE
1, INTEGRATED 'POWER POINT SYSTEM' FOR THE ENTIRE HOUSE, ABLE TO
SHOW INTERFACED COMPUTER SLIDE SHOWS, COMPUTER SCREENS
FOR STAFF TRAINING/BUSINESS MEETINGS, ETC.,....IN ADDITION TO DVDs
OFF THE DVD/CD PLAYER

HVAC UNITS, DISTRIBUTING TO HALL, PUB, POOL ROOM, RESTROOMS,
OFFICE, COFFEE BAR, BANQUET ROOM(S)
SWAMP COOLER IN KITCHEN
4 DECORATIVE 'AMISH STYLE' HEAD EXCHANGER FIRE PLACES
(TWO IN PUB AND TWO IN BANQUET ROOM)

MAIN LIGHT FIXTURES AND LIGHTING (MOSTLY L E D LIGHTING AS WE CONVERTED
THROUGHOUT THE FACILITY):

BANQUET ROOM(S)	32
PUB	24
HALL	63
COFFEE BAR	12
POOL ROOM	7

2 4-LIGHT, MAIN LIGHT COLUMNS IN EACH OF THE TWO RESTROOMS
3 RECESSED LIGHTS IN EACH OF THE TWO RESTROOMS
6 HIGH POWERED LIGHTS IN PATIO
12 LIGHTS, ABOVE BAR AREA AND BAR TOP
4 DISPLAY BEAMS ABOVE PUB
14 TRACK LIGHT UNITS FOR DISPLAY CASES
11 HIGH BEAM LIGHTS IN HALL
7 HIGH BEAM LIGHTS OUTDOORS 4 IN PATIOS, 3 OUTSIDE FRONT
ENTRANCE.

SIGNAGE: (SAMMY C's SIGNS (OPTIONAL), IF BUSINESS IS PURCHASED.

LED BUSINESS LIGHT IN FRONT OF BUILDING (NEW) - \$6,000
2, ADDITIONAL LIGHTED REGULAR SIGNS ON SIDE OF BUILDING (5' X 15'),
AND IN ALLEY WAY (3' X 12')

POOL ROOM - 3 BRUNSWICK 100" BY 58" POOL TABLES
3 ABOVE 'POOL TABLE' LIGHTS
2 8-SLOT POOL STICK RACKS
16 SHORT BAR STOOLS
4 GRANITE TOPS IN POOL ROOM FOR FOOD/BEVERAGE
17 3/4" X 95"; (2) 17 3/4" X 111"; AND, 17 3/4" X 110 1/2"

HOST/HOSTESS AREA - (FRONT)

MAIN COUNTER:

ICE BIN 42" X 85 1/2" X 133" X 35 1/2"

DEEP WITH 12" COUNTER WITH SHELVING BELOW

BEHIND COUNTER - WITH SINGLE STAINLESS STEEL SINK

WITH SHELVING BELOW, 19'3" X 31"

32" X 19" CONDIMENT TABLE

1, TURBO AIR REFRIGERATOR

1, UTILITY ROOM W/DUAL STAINLESS STEEL SINK, 7' X 25 1/2 " COUNTER

1, REFRIGERATED, LARGE COKE COOLER

1, AUXILIARY MERCHANDISE CASE WITH LOCKS 30" X 93"

2, 35" X 54" STORAGE RACKS

TOWEL AND SOAP DISPENSERS

EXTENDED KITCHEN AREA:

1 HOSHIZAKI AMERICA LARGE CAPACITY ICE MAKER (KITCHEN) -

30" X 40 1/2" X 27 3/4"

1 ICE STORAGE BIN, MODEL B800PB (KITCHEN) -

48 1/2 " X 32" X 40"

1 AMERICOOOLER WALK-IN FREEZER (KITCHEN)-139 1/2" X 90 1/2" X 94 1/2"

1 AMERICOOOLER WALK-IN COOLER (KITCHEN)-143 1/2" X 86 1/4" X 93"

1 CARROLL WALK-IN COOLER (PUB) - 97" X 90" X 172"

1 LARGE CAPACITY INDUSTRIAL GRADE UNIVEX MIXER

1 MEDIUM SIZED PEPSI COOLER

1, 8 BEVERAGE DISPENSER UNITS (PEPSI) WITH ICE BIN BELOW UNIT

2, KITCHEN RACKS, 75" X 60" EACH, FOR CONDIMENTS, CHIPS, TO GO
CONTAINERS, ETC.,

2 TALL BREAD RACKS

VARIETY OF TOWEL AND SOAP DISPENSERS

DISHWASHER ROOM

3 STAINLESS STEEL SINK UNIT WITH UTILITY TABLES ON EACH SIDE -
125" X 31"

1 LONG STAINLESS STEEL TABLE WITH BELOW SHELVING-8' X 30"

GREEHECK HOOD FOR DISHWASHER PRO CLEAN DISHWASHER - 5' X 4'
MODEL SAG-S, WITH RELEASE STAINLESS STEEL TABLE FOR PLATES,
PANS, UTENSILS, ETC., (STORAGE SPACE BELOW THE UNIT) - 95" X 30"

DISH PRE-SOAK STATION W/SPRAY AND HOSE - 72" X 30"

PLATE STORAGE RACK - 74" X 72"

3, 3-LEVEL RUBBERMAID SERVICE CARTS

UTILITY ROOM - KITCHEN (INCLUDES INDUSTRIAL WATER HEATER)

SOUTH OF OFFICE UTILITY ROOM

1 CARBO-MIZER LIQUID STORAGE CO2 VESSEL
STORAGE RACK - 6' X 6 1/6'

FIRE SPRINKLER SYSTEM FOR MAIN FLOOR AND DOWNSTAIRS,
VALUED AT \$50,000+

INDIVIDUAL MOUNTED, FORCED AIR ROOM HEATER

CARBON MONOXIDE MONITOR

KITCHEN

2 GREENHECK HOODS SIDE BY SIDE (4' 6" X 11' & 4' 6" X 12') WITH FANS
AND LIGHTING, ABOVE MAIN COOKING AREA, OVER STOVE/OVENS,
OPEN FLAME GRILL, GRIDDLE, DEEP FRYERS, MAIN OVENS

1 AMERICAN RANGE GRIDDLE WITH FIVE CONTROLS

1 EMPURA RANGE OPEN FLAME GRILL WITH EIGHT CONTROLS

3 DEEP FRYERS (ONE BY ROYAL,...AND, ONE BY FRIALATOR)

1 AVANTCO BRAND, CHEESE MELTER

1 DUAL TOP/BOTTOM HIGH CAPACITY OVEN(S)

1 SENTINEL WARMER

2 PIZZA OVEN UNITS WITH TWO STATIONS PER UNIT (4 TOTAL), WITH COOLER BELOW

KITCHEN BRACKETED SHELVING,

1 MOTAK MAIN STOVE WITH 10 BURNERS AND 2 LOWER OVENS

1 HEAT/STEAM TABLE WITH FOUR BAYS, INDEPENDENTLY OPERATED

1 LINE TABLE FOR PIZZA INGREDIENTS, BURGER TOPPINGS, AND MORE,

WITH REFRIGERATION BELOW

- 1 59" X 27 1/2" TURBO AIR, MOBILE PREP FOOD LINE BAR
 - 1 PANASONIC MICROWAVE OVEN
 - 2 UTILITY TABLES (ONE TO MAKE PIZZA AND SALADS, ETC.,)
 - 2 OVERHEAD HEATING STATIONS TO KEEP FOOD WARM WHEN
COMPLETING ORDERS
 - 1 WALK IN REFRIGERATED UNIT
 - 1 WALK IN FREEZER UNIT
-

PREP AREA

- 1 CHEF MATE FOOD SLICER
 - 1 NINJA, INDUSTRIAL COMMERCIAL BLENDER
 - ASSORTED TABLES
 - 1 STAINLESS STEEL DUAL SINK WITH SIDE ATTACHED STAINLESS STEEL
TABLE - 77" X 31"
 - 2 SINGLE STAINLESS STEEL SINKS
 - 1 LONG, STAINLESS STEEL PREP TABLE WITH SHELVING BELOW WITH
INDUSTRIAL CAN OPENERS - 115" X 30"
 - 2 SHELVING RACKS FOR POTS AND PANS - 72" X 74"; 35 3/4" X 72"
 - 1 4-SLICE TOASTER
 - 2 SOFT DRINK BIN RACKS - 39" X 48 1/2"; 28 1/2" X 57 1/2"
 - LARGE ASSORTMENT OF POTS, PANS AND KITCHEN TOOLS
-

- MAIN KITCHEN STORAGE AREA (SOUTH OF OFFICE AREA) INCLUDES
- 5, LARGE CAPACITY SHELVING RACKS - 6' X 5 1/4'
 - 1, LARGE CAPACITY SHELVING RACK - 6' X 6 1/6'
 - 1, HEAVY DUTY COMMERCIAL FREEZER
-

SECURITY/ALARM SYSTEM TO SECURE THE BUSINESS OVERNIGHT, COMPLETE WITH A STATE-
OF-THE-ART EST BRAND FIRE SYSTEM, WITH MOTION DETECTORS THROUGHOUT

13 CAMERA SYSTEM THROUGHOUT THE LOCATION (NEEDS UPDATING)

OFFICE

- 1 COMPUTER AND TABLE TOP PRINTER
- 1 EXTRA TABLE TOP PRINTER

1 LARGE OFFICE DESK
1 SMALL OFFICE DESK
1 UTILITY TABLE
1 4-DRAWER FILING CABINET

RESTROOMS - ONE FOR MEN / ONE FOR WOMEN

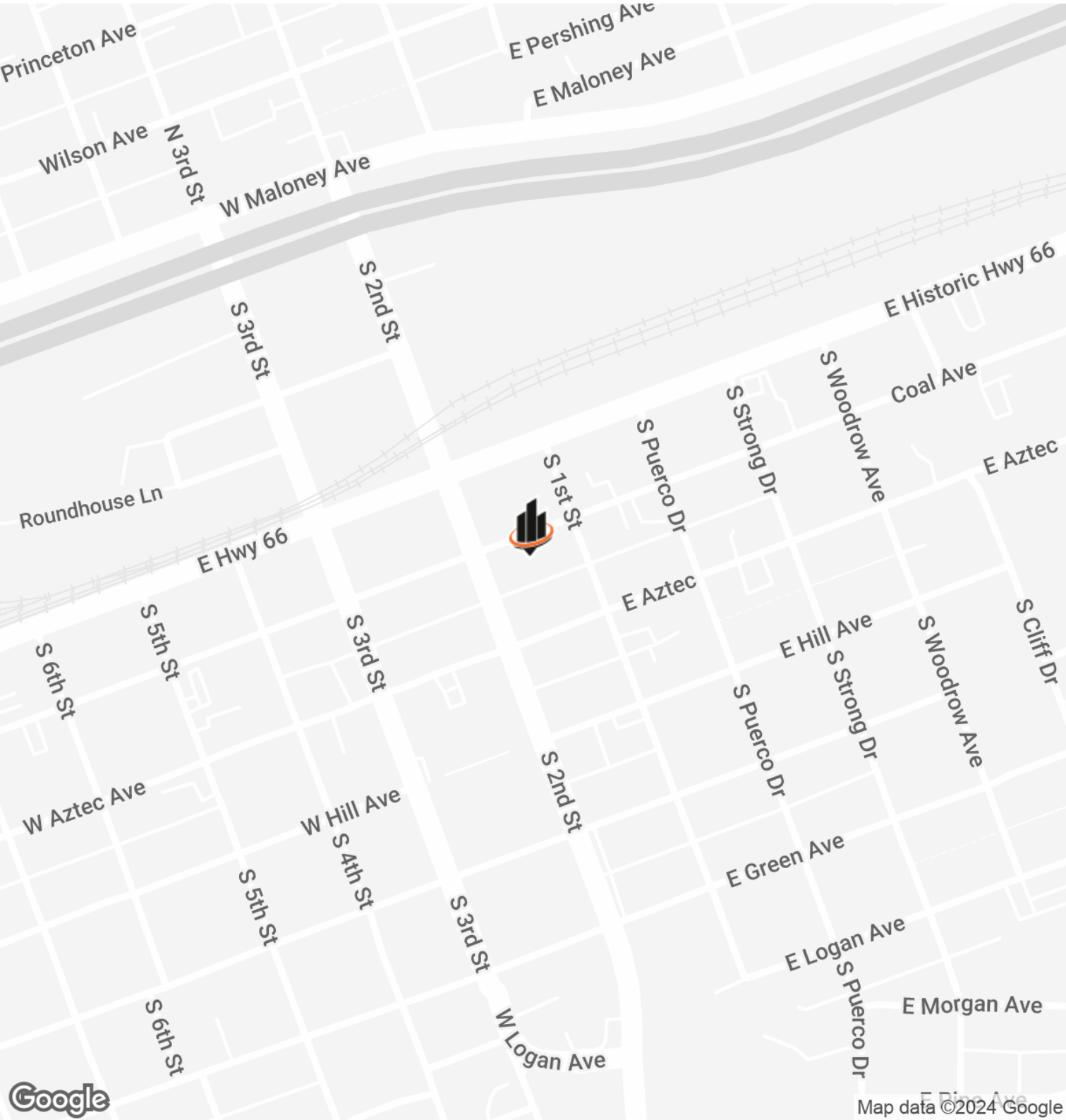
2 GRANITE TOPS, ONE EA. (MEN'S 25 3/4" X 98"; WOMEN'S 25 1/4" X 90 1/2")
THREE SINKS PER GRANITE TOP IN EACH OF THE ROOMS
MEN'S ROOM HAS 1 REGULAR STALL, 3 URINALS & 1 HANDICAPPED STALL
WOMEN'S ROOM HAS 4 REGULAR STALLS & 1 HANDICAPPED STALL
TOWEL AND SOAP DISPENSERS

WROUGHT IRON GATES TO SECURE THE BACK OF THE BUILDING IN THE
ALLEY
WROUGHT IRON PROTECTORS IN FRONT OF THE BUILDING IN FRONT AND
ON THE AIDES OF THE TWO PATIOS
CUSTOM WOOD WORK THROUGH THE ENTIRE HOUSE

21 DISPLAY CASES WITH LIGHTING IN CASE
1 EXPANDED HALL DISPLAY CASE
2 HOST / HOSTESS STATIONS

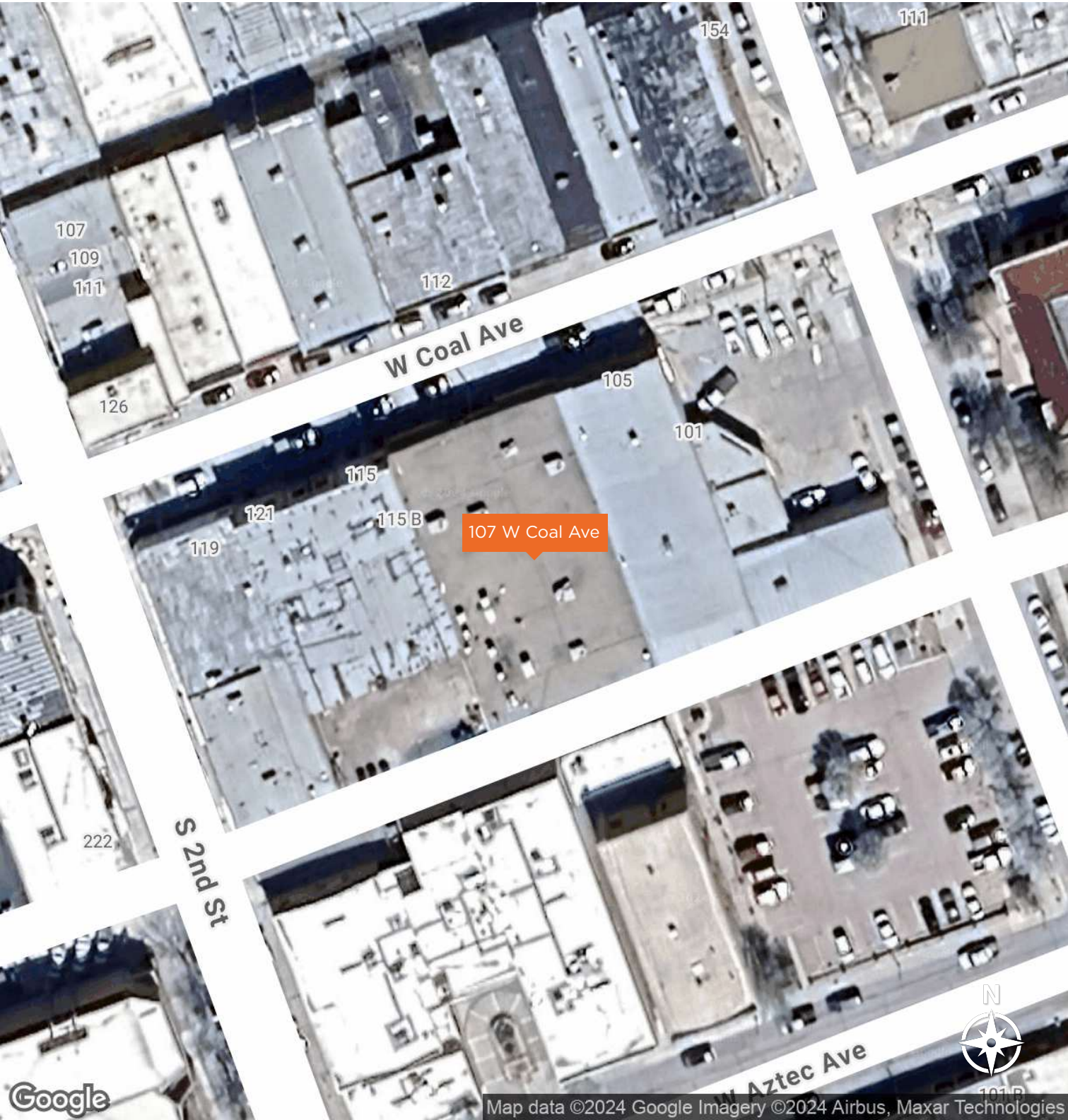
MEMORABILIA THROUGHOUT IS 'NOT' INCLUDED,..NEGOTIABLE, IF THE BUSINESS IS
PURCHASED.

LOCATION MAP



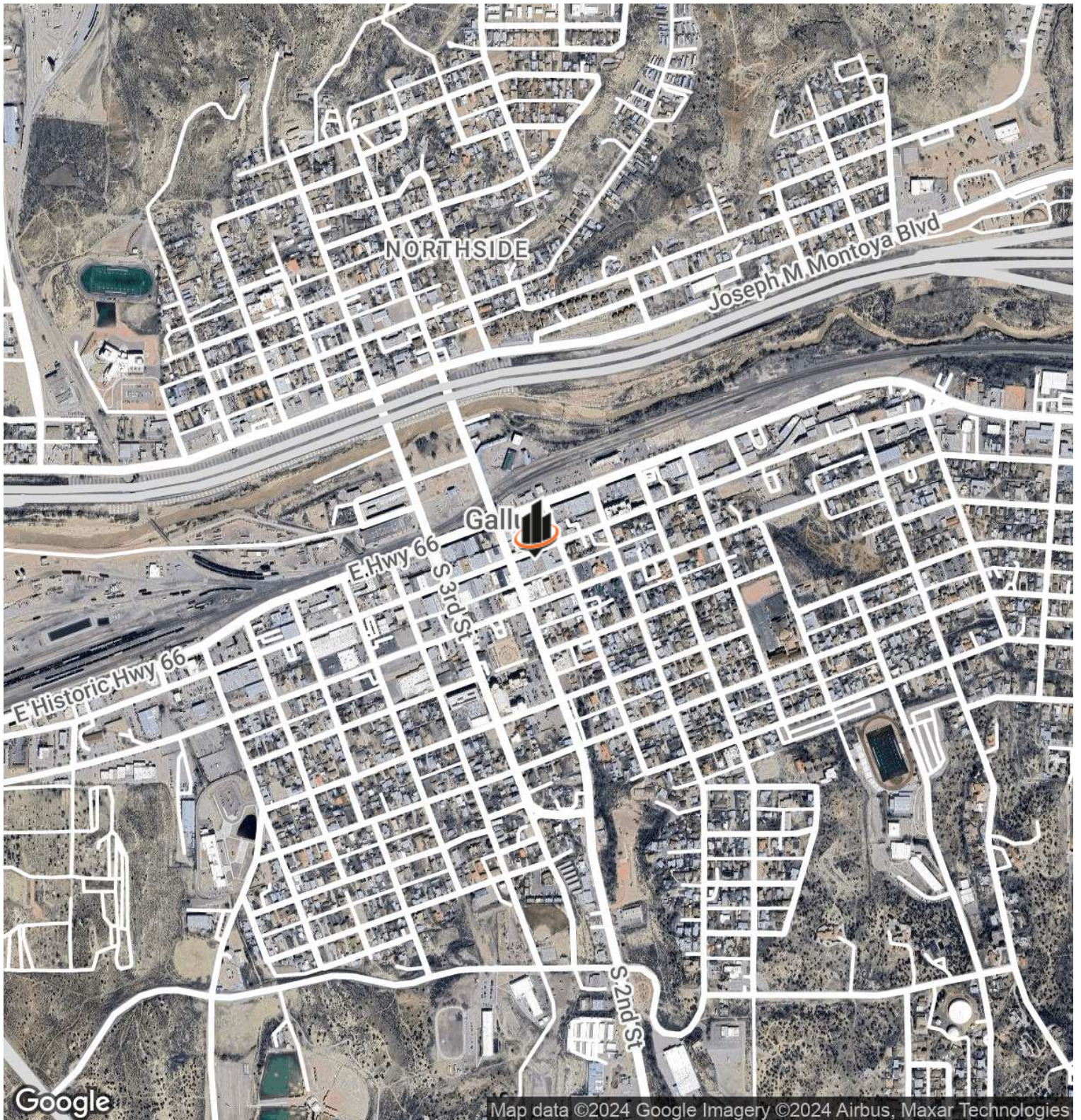
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O: 505.239.0612
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NM ##52685

AERIAL MAP



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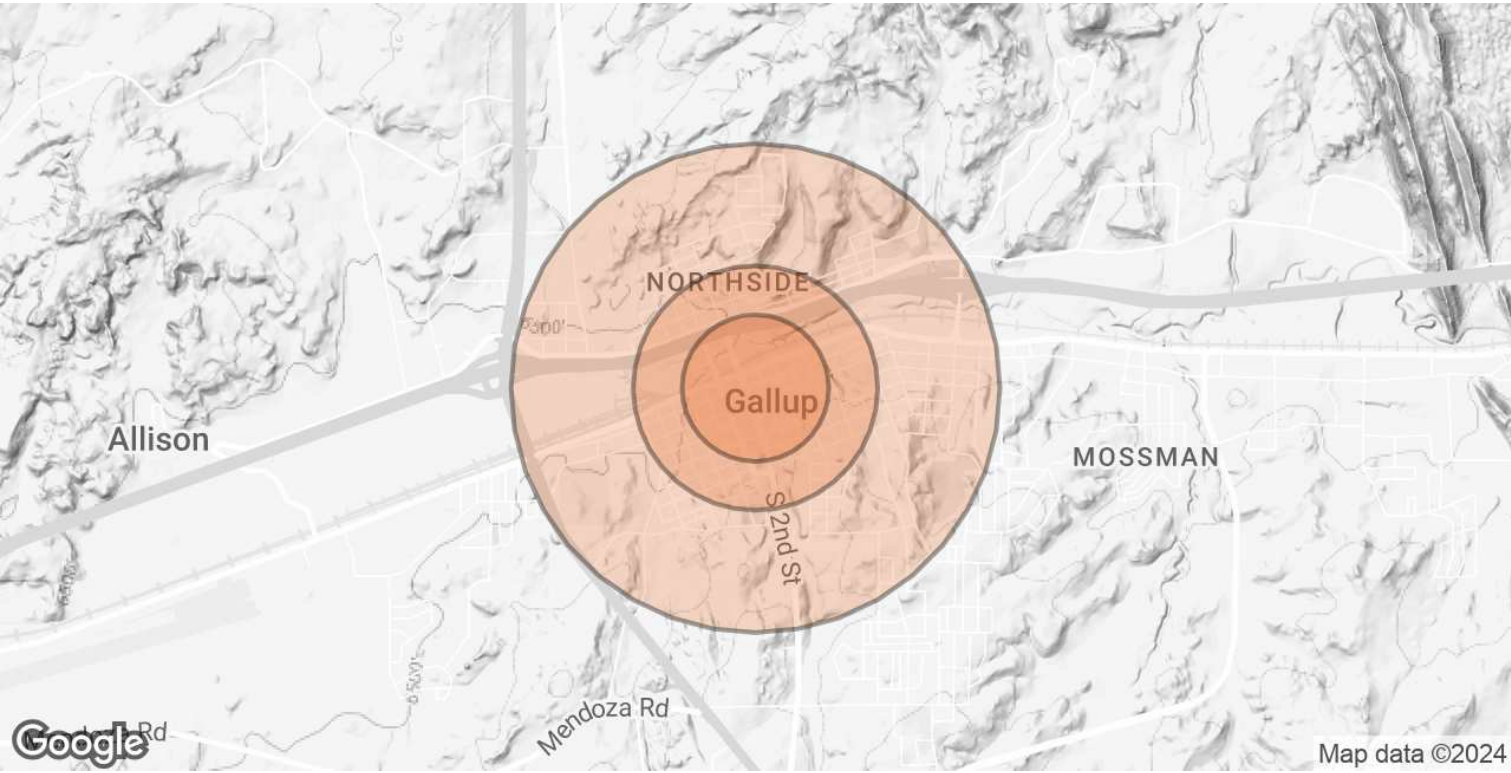
AERIAL MAP



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BEAUTIFULLY APPOINTED TURN-KEY RESTAURANT/BAR IN GALLUP NM | 107 W Coal Ave Gallup, NM 87301SVN | WALT ARNOLD COMMERC

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	730	2,635	6,602
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	307	1,026	2,487
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$56,001	\$57,479	\$63,334
AVERAGE HOUSE VALUE	\$155,378	\$158,884	\$170,188

Demographics data derived from AlphaMap

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