

Client Report (1)

60 S 10TH ST, Tombstone, AZ 85638

\$999,999



6663101	Comm/Industry Sale	Active
<b>Ttl Apx SqFt Bldg:</b> 6,654 <b>Ttl Apx SqFt Land:</b> 22,491 <b># of Buildings:</b> 1 <b>Total Parking Spcs:</b> 30 <b>Covered Parking Spcs:</b> 0 <b>Uncvr'd Parking Spcs:</b> 30 <b>Year Built:</b> 2003 <b>Zoning:</b> Cochise		<b>Subdivision:</b> TOMBSTONE <b>Tax Municipality:</b> Tombstone <b>Marketing Name:</b> Johnny Ringos Bar <b>Planned Cmty Name:</b> <b>Volts/Amps:</b> <b>Type of Property:</b> <b>Hun Block:</b> <b>Map Code/Grid:</b> <b>Census Tract:</b> 400

**Cross Streets:** Allen Street **Directions:** E Freemont st to S 10th st to Johnny Ringos on corner of 10th and Allen.

**Public Remarks:** Johnny Ringos Bar & The Depot Steakhouse established in 1986 (Owner Operated). Dreamed of owning a piece of the Old West?? Here is your opportunity! Located in HISTORIC TOMBSTONE AZ. Freestanding 6654sf building with 30 parking spots.TURN KEY Operation with fully equipped commercial kitchen and full service bar, huge dining room (100 capacity), separate bar area (150 capacity). Tombstone's destination appeal brings in HUGE TOURIST population from all over the world as well as a great hotspot location for the locals. Many established events include Helldorado days, Doc Holiday Days, Vigilante Days, Wyatt Earp Days, Bowling & Pool Tournament, Fish Fry, Karaoke and more! Sale can include the business name, Class 6 liquor license, FF & E, most of the decor, established social media account

Features	Financial Info	Construction & Utilities	County, Tax and Financing
<b>Building Type:</b> Commercial; Other (See Remarks) <b>Stories:</b> 1 Story <b>Interior:</b> Finished; Security Camera(s); Public Restrooms <b>Exterior:</b> Corner Lot <b>Amenities:</b> Kitchen <b>Parking:</b> Paved Parking <b>Loading Facilities:</b> None <b>Ceiling Height:</b> 8.1 Feet to 10 Feet; 10.1 Feet to 12 Feet <b>Current Use:</b> Restaurant; Bar; See Remarks	<b>Gross Annual Sch Inc:</b> \$0 <b>Adjusted Gross Inc:</b> \$0 <b>Other Income:</b> \$0 <b>Operating Exp:</b> \$12,642 <b>Net Operating Income:</b> \$0 <b>Annual Ownr Asoc Fee:</b> \$0 <b>% Vacancy Allowance:</b> 0 <b>Owner Association:</b> No <b>Source of Fincl Data:</b> Provided by Owner	<b>Construction:</b> Block <b>Roofing:</b> Built-Up <b>Floors:</b> Vinyl; Carpet <b>Fencing:</b> None <b>Heating:</b> Natural Gas <b>Cooling:</b> Central A/C; Office Evap <b>Gas:</b> SW Gas <b>Electric:</b> APS <b>Water:</b> City Franchise <b>Sewer:</b> Sewer - Public <b>Environmental:</b> None	<b>County Code:</b> Cochise <b>Legal Description (Abbrev):</b> LOTS 18 THRU 23 BLOCK 24 TOMBSTONE <b>AN:</b> 109-13-065-A <b>Lot Number:</b> 18 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Taxes/Yr:</b> \$12,642/2023 <b>Ownership:</b> Fee Simple <b>Total Owed:</b> 0 <b>Equity:</b> \$999,999 <b>New Financing:</b> Cash Only; Cash to Loan; Owner May Carry; Other (See Remarks) <b>Reports/Disclosures:</b> Seller Prop Disc Stm

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 108 / 108 <b>Status Change Date:</b> 02/12/2024	<b>List Price:</b> \$999,999	<b>SA:</b> N <b>BB:</b> Y / 2.5% <b>Var:</b> N <b>Other Compensation:</b>

Showing Service: No Showing Service Used  
 Showing Notification Methods: Showing Service: No Showing Service Used; Phone Call  
 Lockbox Type: See Private Remarks

Listed by: Tierra Antigua Realty, LLC (tier03)