



6776593	Business Opportunity	Active
Monthly Lease Pmt: Business Name: Olde Town Grill Business Type: Restaurant & Bar Ttl Apx SqFt Bldg: 2,491 Ttl Apx SqFt Land: 2,800 Total Parking Spcs: Covered Parking Spcs: 0 Uncvr'd Parking Spcs: 15		Subdivision: Downtown Tax Municipality: Winslow Marketing Name: Olde Town Grill Hun Block: Map Code/Grid: City/Town Code: Winslow County Code: Navajo Business Name: Olde Town Grill

Cross Streets: 2nd Street & State Route 87 **Directions:** Winslow Exit, proceed to 2nd street . Olde Town Grill is on left Side of street just a few doors down from the Standin' on the Corner intersection.

Public Remarks: Incredible Business Opportunity in this charming downtown community. Own a piece of history while you enjoy the "Standin' on the Corner" vibrant atmosphere! This completely remodeled restaurant is gorgeous! The detail and upgrades to this tastefully restored building has preserved the original character while the updated equipment & fixtures will allow the new owner to ease into a turn key operation. Note...The Building, Fixtures, Furniture and Equipment are all included in the purchase! As you enter through the impressive 8' double mahogany doors, you'll be greeted by a warm & inviting ambiance. The exterior features include goose neck lighting, door trim lights & outdoor seating, creating an enchanting atmosphere. Inside you will find a blend of modern updates & nostalgic ... More...

Features	Financial Information	Construction & Utilities	County, Tax and Financing
Type of Business: Service; Food/Beverage Business Age: 1 - 3 Years Business Location: Fixed Location Form of Ownership: Partnership Hours of Operation: 6 Days/Week Training: 1 Month Exterior: Building Sign; Security Light(s); Security Camera(s) Parking: Free; Public Parking; Paved Parking Traffic Count: Up to 5,000 Backup Information: Equipment List	Annual Gross Sales: \$416,119 Adjusted Net Income: \$9,026 Net Operating Income: \$273,266 Annual Depreciation: \$4,000 Annual Fringes: \$0 Annual Mngr Salary: \$60,000 Annual Owners Salary: \$0 Anl Int (Non-RelEst): 0 Apx Value of Cash: \$120,000 Owners Draw Included: No	Construction: Brick Water: City Franchise Sewer: Sewer - Public Electric: APS Gas: SW Gas Heating: Electric Cooling: Central A/C Environmental: None Roads/Streets: Curb(s) & Gutter(s); Sidewalk(s)	County Code: Navajo Legal Description (Abbrev): AN: 103-17-063 Town-Range-Section: -- / Total Owed: 0 Equity: \$495,000 Acts Rec Hypothectd:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 92 / 97	List Price: \$495,000	

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text; Phone Call
Lockbox Type: Supra (ARMLS); Mech-box / Combo

Listed by: Keller Williams Arizona Realty (kwaz10)