

SALE

VERDE VALLEY RESTAURANT AND REAL ESTATE OPPORTUNITY

11425 East Cornville Road Cornville, AZ 86325



PROPERTY DESCRIPTION

Introducing a premiere owner-user and investment opportunity in the Verde Valley! This turnkey restaurant has been a landmark in the area since its current iteration over two decades ago, never straying from its award winning cuisine (previously featured in Arizona Highways magazine) and near 5-star reviews. Attracting consumers from across the region, this 2,400 SF freestanding building is fully equipped and in a state of easy transition for the next savvy business owner to continue the same mouth-watering premise or to inject/create their own. The blue sky is as bright as a Sedona summer day, with opportunities to expand the number of days open, the hours, and even the perfected menu. With meticulous ownership, from the food preparation to the detailed financial statements, there is no better comfort knowing exactly what you will be inheriting as you strap on your apron and put your own spin on sustained delicacy. To add to the appetite, the property also features two separate residential units fully leased. Both units are rented on a MTM basis and under fair market rent, allowing a buyer the opportunity for a live/work situation or the ability to offset any debt service through long-term tenancy. Located at the "gateway" to the Verde Valley's wine region, this property promises immediate returns and future potential. With a strategic location and thriving local business environment, this property is perfectly positioned for success. Don't miss out on the chance to secure a profitable venture in this dynamic market. Take advantage of this turnkey opportunity by elevating your chef's status and real estate portfolio with this sought-after opportunity.

LOCATION DESCRIPTION

Discover the potential of the Verde Valley market, where natural beauty meets economic opportunity. The area offers a serene escape from the urban bustle, featuring attractions like the renowned Page Spring Cellars. Investors will appreciate the strategic location, with easy access to the I-17 and close proximity to Sedona and Cottonwood. The thriving local economy, stunning landscapes, and cultural attractions make this the perfect location for an owner-user investment opportunity. Explore the potential of this dynamic market and envision the possibilities for your next food-service venture.

SITE DESCRIPTION

Residential and commercial facilities along E. Cornville Rd, considered the "gateway" to the region's wine country.

Darien Degher
928 607 3749



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SALE PRICE

\$1,050,000

PROPERTY INFORMATION

| | |
|------------------|--|
| Property Type | Retail |
| Property Subtype | Restaurant |
| Zoning | C-1 |
| Lot Size | 0.6 Acres |
| APN # | 407-04-027K |
| Corner Property | Yes |
| Amenities | Business opportunity featuring a turn-key restaurant plus residential rental units on a .6 acre footprint. |
| Power | Yes |

LOCATION INFORMATION

| | |
|---------------------|---|
| Building Name | Verde Valley Restaurant and Real Estate Opportunity |
| Street Address | 11425 East Cornville Road |
| City, State, Zip | Cornville, AZ 86325 |
| County | Yavapai |
| Market | Northern Arizona |
| Sub-market | Verde Valley Wine Region |
| Cross-Streets | S. Central Dr |
| Side of the Street | South |
| Signal Intersection | No |
| Road Type | Paved |
| Market Type | Rural |

PARKING & TRANSPORTATION

| | |
|--------------------------|---------|
| Street Parking | No |
| Parking Type | Surface |
| Number of Parking Spaces | 15 |

BUILDING INFORMATION

| | |
|---------------------|--------------------|
| Building Size | 2,400 SF |
| NOI | CLO |
| Cap Rate | CLO |
| Occupancy % | 100% |
| Tenancy | Multiple |
| Number of Floors | 1 |
| Average Floor Size | 2,400 SF |
| Year Built | 1980 |
| Construction Status | Existing |
| Framing | Wood frame/masonry |
| Condition | Good |
| Roof | Pitched/shingle |
| Free Standing | Yes |
| Number of Buildings | 1 |
| Floor Coverings | Vinyl tile, carpet |

UTILITIES & AMENITIES

| | |
|-----------------|-----|
| Handicap Access | Yes |
| Central HVAC | Yes |
| HVAC | Yes |
| Restrooms | 2 |
| Landscaping | Yes |
| Gas / Propane | Yes |

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PROPERTY HIGHLIGHTS

- Business and real estate opportunity
- 2,400 SF turnkey long-standing restaurant, fully equipped
- Two separate residential rental units on-site for income production or live/work
- Ideally located just west of the I-17 freeway at the edge of the Verde's wine region
- Business financials and training available
- Tradename available in the price or create a new premise
- Rentals under fair market rent
- Mixed-use zone
- Located in a blossoming corridor, immediately southeast of Page Springs Road.
- True pride of ownership
- Award-winning cuisine
- A presentation to appease the hunger of any experienced and/or budding restaurateur
- NDA for financials

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**Manzanita Restaurant
Equipment List
December, 2023**

PATIO

4 39" x 39" tables
1 Large umbrella
14 Metal chairs
2 Flower pots
1 Sunshade sail
Patio hanging lights

FRONT ENTRANCE, OUTSIDE

1 Large clay flower pot
Wooden barrel flower pots
3 Rectangular flower pots
SS sign frame
Plastic barrel planter

OUTSIDE, OTHER

Smoker
2 Mop buckets and 1 wringer
6' Step ladder
Miscellaneous hoses and hose roller

BAR AREA

11 Bar stools
2 42" high top tables
29" high display table
54" wide X 81" high wood wine rack
30" x 30" table
Bar stool behind bar
Casio cash register
Cash register light
26" x 26" table
1 blender
1 dust buster

2 wood hanging glass racks
Wood wine display
Beringer "wines by the glass" mirror
2 Tap beer refrigerator
37" SS beer cooler
34" SS ice bin sink with speed rail
72" SS 3 compartment sink
Hand sink
1 72" Summit Commercial Wine cooler, glass fronts

HALLWAY BY RESTROOMS

5 Dining room chairs
Highchair
2 Booster chairs
4 Metal wine buckets
Metal coat rack
Vacuum cleaner
Fire extinguisher

MEN'S ROOM

Mirror
Trash can
Sink with 24" x 33" cabinet
Pictures not included

WOMEN'S ROOM

Mirror
Trash can
Sink with 24"x 33" cabinet
Pictures not included

OFFICE

1 Dining room chair
Security system/Monitor w/ cameras
Plastic shelving
Wooden bookcase
Telephone system

Computer desk
Office desk
Office chair

Sale does not include filing cabinet, computer, keyboard and printer. All paper dispensers including towels and toilet paper.

DINING ROOM

5 30" 46" booth tables w/ glass tops
5 30" 42" booth tables w/ glass tops
18 booth seats w/ maroon vinyl
5 36" x 36" tables w/ glass tops
3 30" x 42" tables w/ glass tops
1 42" round table w/ glass top
1 48" round table w/ glass top
42 dining room chairs wood w/ black vinyl
1 wicker planter
1 small planter
Miscellaneous wall décor
Paintings and pictures are not included

KITCHEN

Heat lamp
Small hand sink
Wooden server station with shelves and bread warmer
Breville single phase espresso machine
Capresso milk frother
36" ss table w/ two shelves
42" ss two-door Turbo Air sandwich table
Small microwave
34" SS table w/ two shelves on wheels
32" white Sanyo refrigerator
Upright arctic air refrigerator on wheels
4 shelf metro on wheels
36" metal table w/ wheels
Fire extinguisher
Box fan

2 oscillating fans
SS three-compartment dish sink
Dishwasher with drop sink and sprayer w/ drainboard
94" ss shelf above sink
2 54" ss shelves above sink
5-shelf metro on wheels
36" wall metro, two shelves (pots & pans)
44" ss prep sink w/ drain board
5 small trash cans
Small step ladder
Stainless arctic air freezer
Wooden above head wall shelves
34" ss table w/ two shelves
Superior table-top fryer
48" wall metro w/ two shelves
63" ss steam table
36" ss table (near steam table)
32" spice shelf
South bend 4-burner/flat top combo
Star Max table-top char broiler
6-burner/ oven combo
60" ss shelf over oven
Two-door ss True sandwich table
Small black microwave
Small silver microwave
96" butcher block table with 2 95" ss shelves
2 timers
24" ss table (holding char griller)
Small ss hand sink
Black & Decker toaster oven
Small Oster toaster oven
Small digital scale
Small Pelouze scale
Small ss handsink
Two-door ss True upright reach-in refrigerator 54" x 77" high
Fire extinguisher
Wolf salamander (in trailer)

BACK KITCHEN

20 quart Hobart mixer
60" ss prep table on wheels w/ lower shelf
Cuisinart 14 cup food processor
Small Kitchen Aid table top mixer
Antique Sanitary Scale Co. scale
Small white Hamilton-Beach microwave
3-shelf metro on wheels
5-shelf metro on wheels
56" ss wall shelf (above knife holder)
5-shelf metro on wheels
Small 3-shelf metro on wheels
Berkel meat slicer
48" ss table w/ wheels (meat slicer)
4-shelf metro on wheels (pots)
6-shelf metro on wheels (inserts)
Ice-o-matic ice machine
2 Small metal bus carts, three shelves
Bread rack

WALK-IN

Wine rack
4 metro shelving units

WALK-IN FREEZER

2 proof boxes
4 metro shelving units

**SALE ALSO INCLUDES ALL CHINA, SILVERWARE, GLASSWARE, SMALLWARES,
POTS, PANS, KNIVES, UTENSILS, ETC.**

**SALE DOES NOT INCLUDE ITEMS OWNED BY THE LANDLORD OR
LEASED/VENDOR ITEMS**

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INVESTMENT OVERVIEW

| | |
|----------------------------|-------------|
| Price | \$1,050,000 |
| Price per SF | \$216 |
| GRM | 2.49 |
| CAP Rate | 7.18% |
| Cash-on-Cash Return (yr 1) | 7.18% |
| Total Return (yr 1) | \$75,350 |

BUSINESS AND RENTALS

OPERATING DATA

| | |
|------------------------|-----------|
| Gross Scheduled Income | \$421,500 |
| Other Income | \$40,040 |
| Total Scheduled Income | \$461,540 |
| Vacancy Cost | \$21,075 |
| Gross Income | \$440,465 |
| Net Operating Income | \$75,350 |
| Pre-Tax Cash Flow | \$75,350 |

BUSINESS AND RENTALS

FINANCING DATA

| | |
|--------------|-------------|
| Down Payment | \$1,050,000 |
|--------------|-------------|

BUSINESS AND RENTALS

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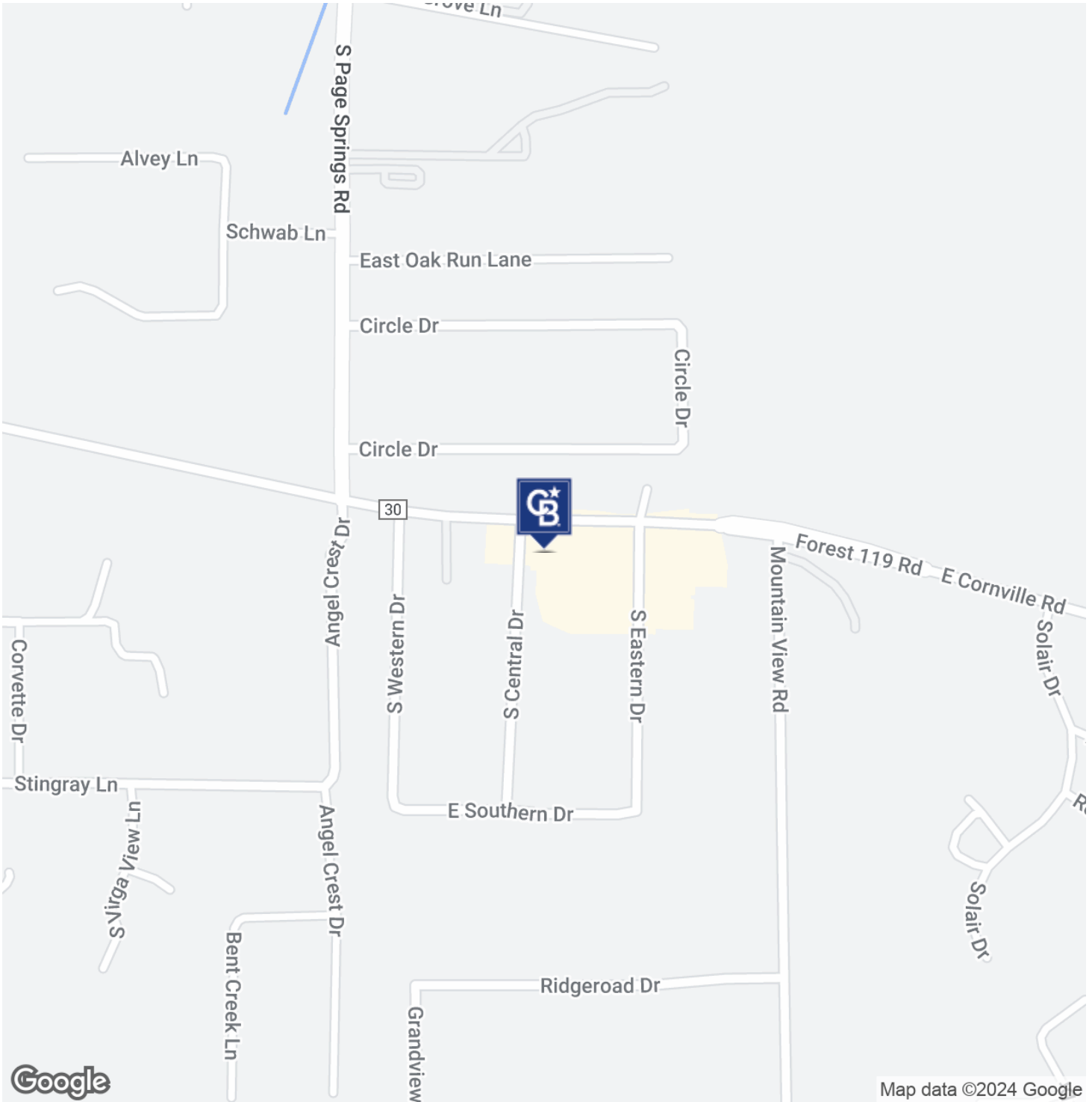


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DARIEN DEGHER

Commercial Sales and Leasing Specialist

darien@flagstaffrealestate.com

Direct: **928.607.3749** | Cell: **928.607.3749**

PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming an agent in 2011. His areas of expertise are far-reaching: commanding multi-million dollar sales for retail, office, and industrial properties, commercial and industrial leasing on both the Landlord and Tenant sides, mixed use investment opportunities, land sales, business sales, and commercial property management of both office and retail buildings. Darien recognizes the continually changing demands and needs of the industry and his local ties and intimate knowledge of the evolving Northern Arizona commercial real estate market have afforded him countless professional relationships. From leasing the small executive suite to representing the seller of a multi-million dollar property, Darien treats every deal and client the same way. He is a true Flagstaff native, and has the strong academic background (graduating Summa Cum Laude from Northern Arizona University), community involvement, interpersonal skills, and professional work experience necessary to address and meet all of his commercial clients' real estate needs.

EDUCATION

Northern Arizona University - B.A. International Affairs

MEMBERSHIPS

Northern Arizona Association of Realtors

Northland

5200 E. Cortland Blvd, Suite D3
Flagstaff, AZ 86004
928.526.5309



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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

2,600+

Professionals

Presence in

40 COUNTRIES

11,989

YE Sales Transactions

4,970

YE Lease Transactions

\$9.2 BILLION

Sales Volume

\$1.63 BILLION

Lease Volume

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CONFIDENTIALITY AGREEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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