



329 Avenue A Restaurant

329 Avenue A, San Manuel, AZ 85631



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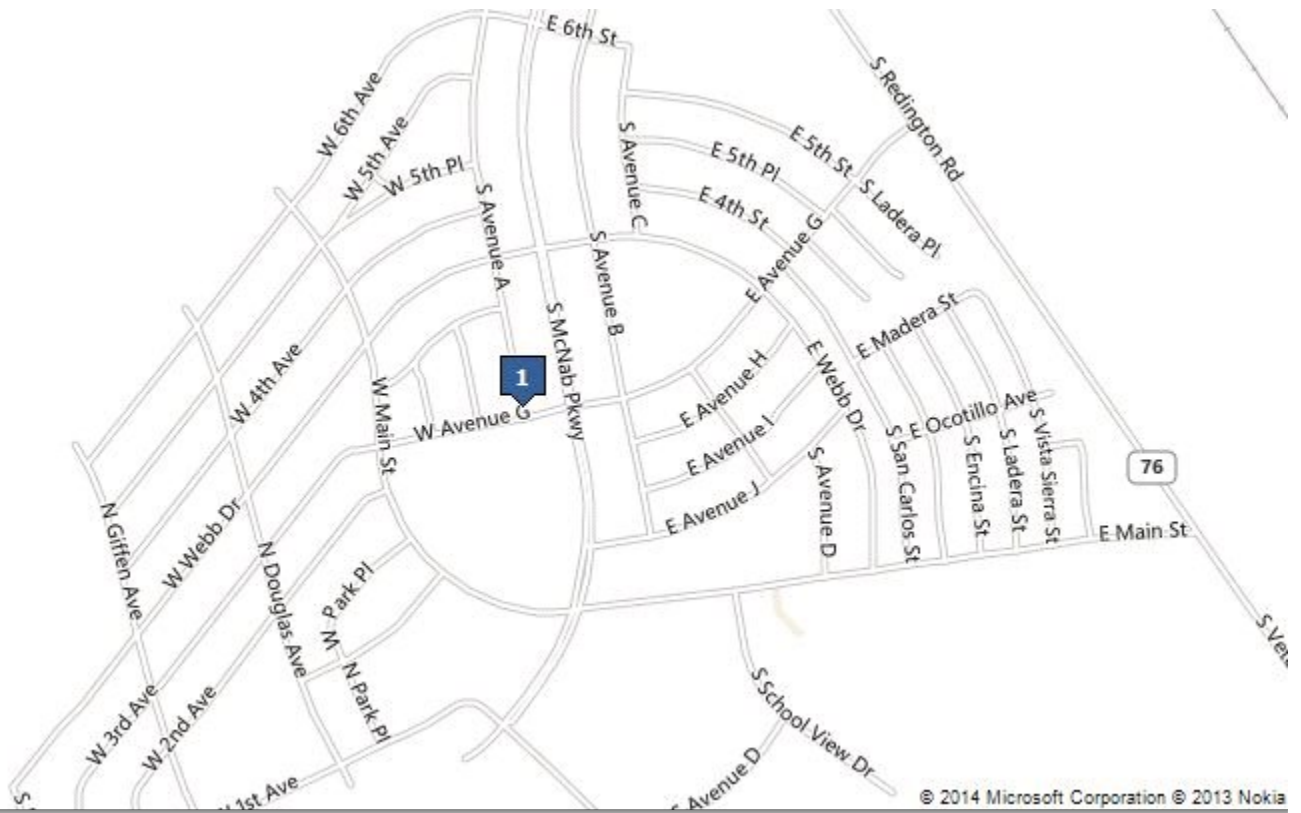
329 Avenue A Restaurant

\$160,000

Commercial building located in San Manuel Arizona. This building used to house a successful Pizza restaurant (owner is selling for health reasons). The restaurant kitchen is fully equipped, all equipment is for sale for \$50,000. This fully outfitted restaurant is equipped with all the professional commercial equipment needed to start a restaurant. Gas Grill, ice machine, large gas grill, fire suppression hood, stainless 4 burner gas stove & professional ovens, large warming counter, Pro clean dishwasher, large stainless refrigerator and 2 commercial refrigerators. Recent upgrades include, interior remodel, fresh paint, 2 new HVAC systems, new evap. cooler in kitchen. Restaurant has 2 ADA compliant bathrooms.

| | |
|--------------------|-------------------|
| Price: | \$160,000 |
| Building Size: | 2,300 SF |
| Price/SF: | \$69.57 |
| Property Type: | Retail |
| Property Sub-type: | Restaurant |
| Property Use Type: | Vacant/Owner-User |
| Commission Split: | 4% |
| Occupancy: | 0% |
| Lot Size: | 12,197 SF |
| APN / Parcel ID: | 307-08-120 |



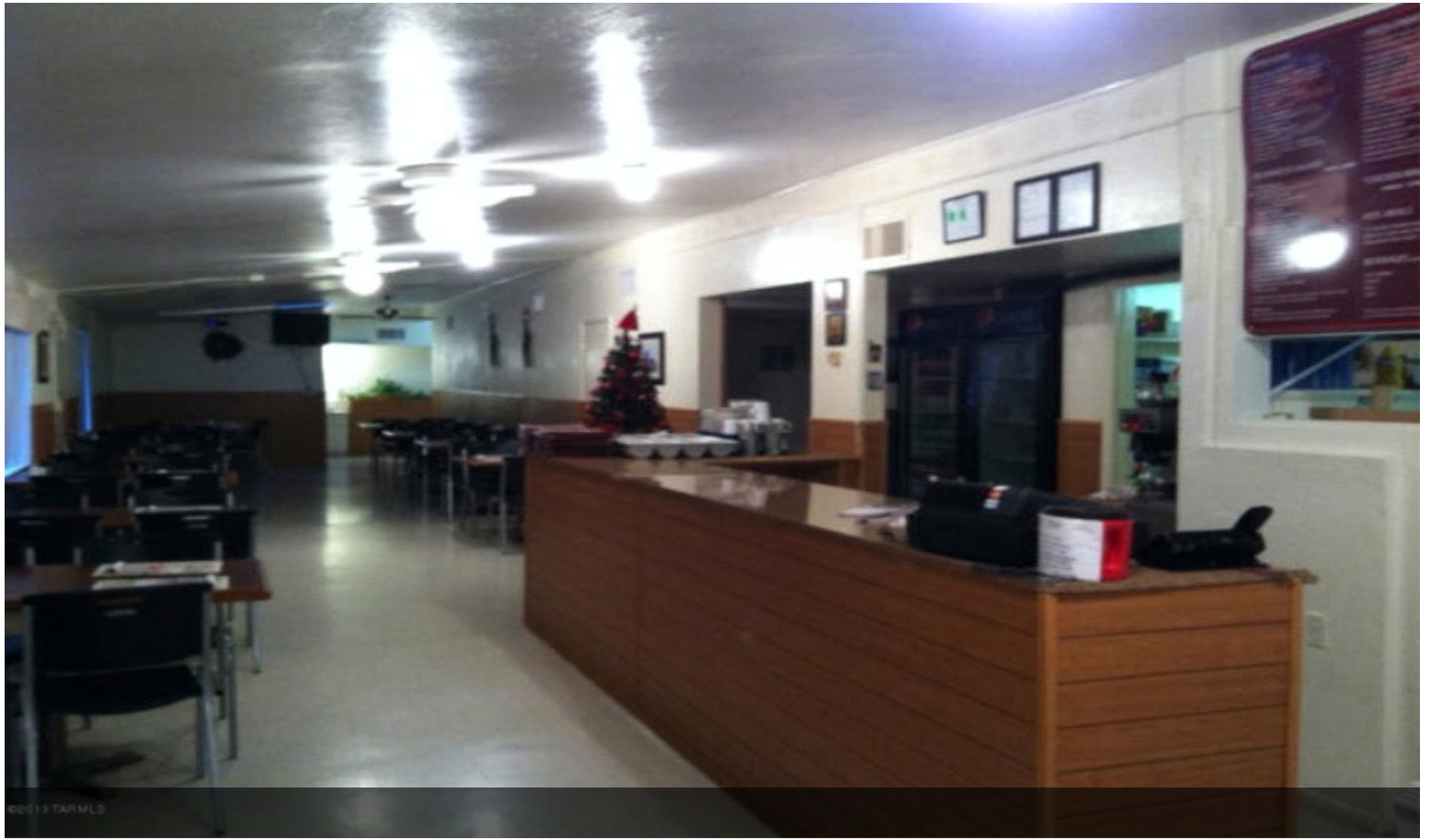


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Oracle Rd/Hwy.77 to San Manuel, exit 109 onto Redington Rd turn right McNab Pkwy, right on G Ave, right on A Ave on the corner of G & A

Property Photos



Property Photos

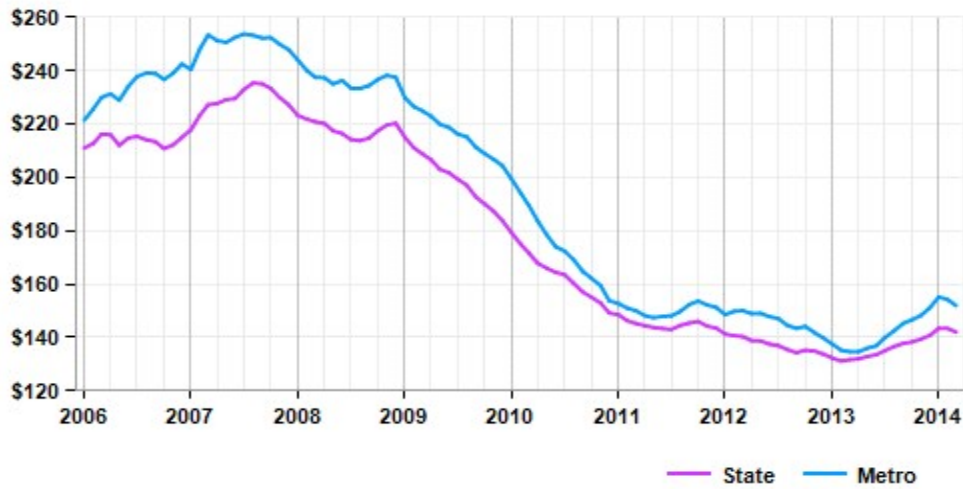


Property Photos



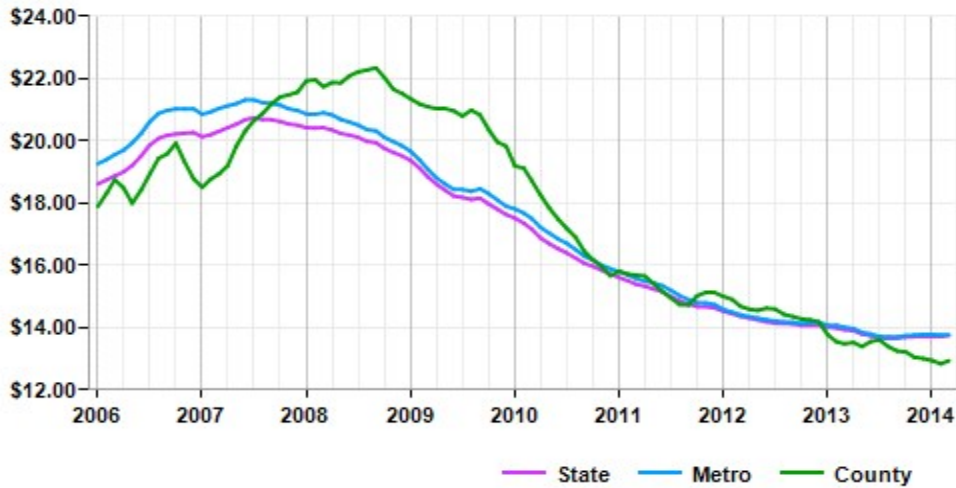
Market Trends

Asking Prices Retail for Sale San Manuel, AZ (\$/SF)



| | Mar 14 | vs. 3 mo. prior | Y-O-Y |
|-------|--------|-----------------|--------|
| State | \$142 | +0.9% | +7.8% |
| Metro | \$152 | +0.5% | +12.8% |

Asking Rent Retail for Lease San Manuel, AZ (\$/SF/Year)



| | Mar 14 | vs. 3 mo. prior | Y-O-Y |
|--------|---------|-----------------|-------|
| State | \$13.76 | +0.2% | -1.3% |
| Metro | \$13.77 | -0.1% | -1.8% |
| County | \$12.94 | -0.6% | -4.0% |