



RETAIL COFFEE SHOP & DRIVE-THRU

with seller leaseback



MHG Commercial
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55 N Arizona Pl | Suite 104
Chandler, AZ 85225 | United States
mhgcommercial.com

a division of My Home Group

\$700,000

60 S Main St, Snowflake, AZ 85937

PROPERTY HIGHLIGHTS

LIST PRICE	\$700,000
BUILDING SIZE	±1776 SF
LOT SIZE	±16,304 SF
LEASEBACK RATE	\$23.65 PER/SF
LEASE STRUCTURE	NNN

The Perkatory Coffee Shop, located in Snowflake, Arizona, is now available for sale. As the only dedicated retail coffee shop in this charming small town, The Perkatory enjoys a steady stream of customers and is always bustling with activity. The current owner will lease back the property from the new buyer for a minimum term of 5 years, ensuring a reliable source of rental income. This attractive property can also be purchased together with the adjacent office building or separately, offering flexible investment opportunities.

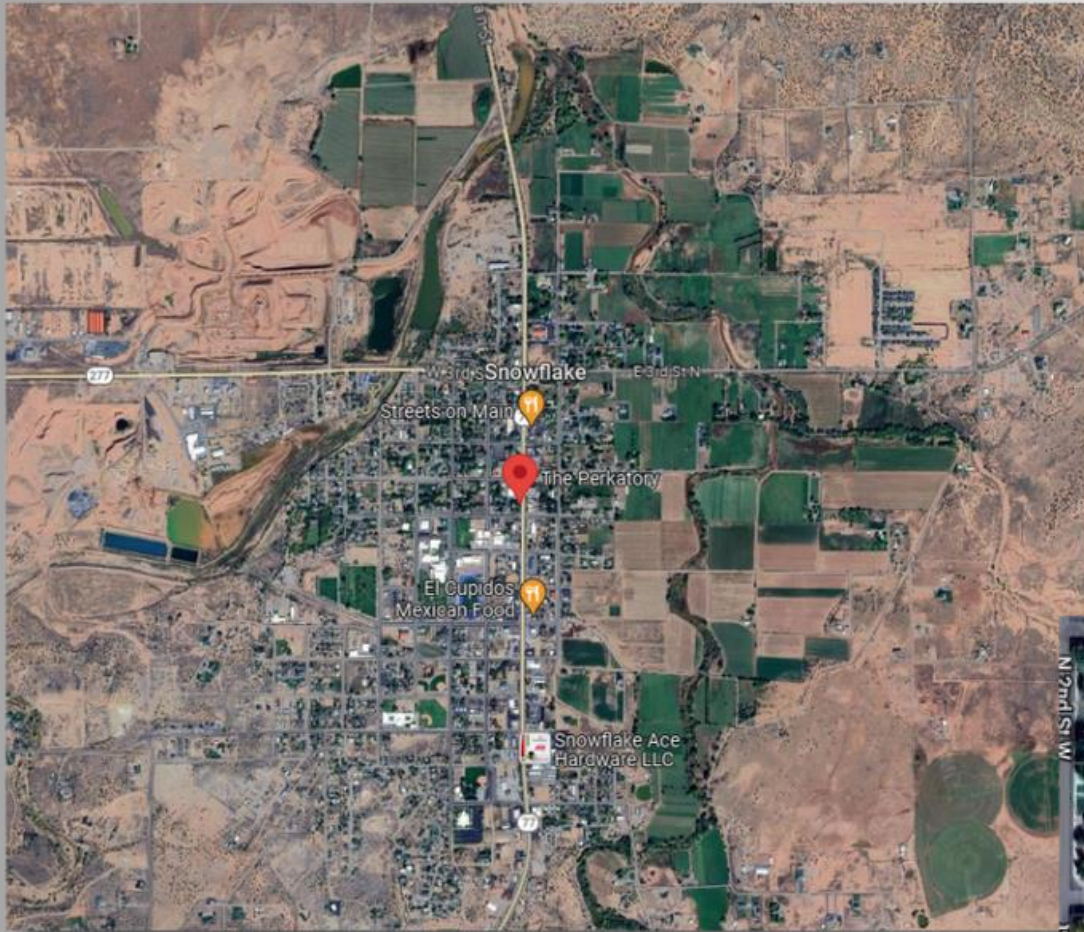


RETAIL INTERIOR

The coffee shop features a charming rustic interior, highlighted by a retail counter area designed for both service and display. There is ample seating for customers to relax and enjoy their beverages, as well as space dedicated to showcasing merchandise. The shop also includes a well-equipped kitchen and a storage area to support daily operations. For added convenience, a customer drive-through is available, providing quick and easy service for those on the go.







The Perkatory is ideally located directly on Main Street in the heart of Snowflake, Arizona. This prime location offers easy access and is centrally situated, making it convenient for both residents and visitors. Main Street is a bustling thoroughfare, ensuring high visibility and foot traffic for any business situated here. The central location provides quick access to local amenities, shops, and services.



LOCATION



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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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