



6675530	Business Opportunity	Active
<b>Monthly Lease Pmt:</b> 0 <b>Business Name:</b> <b>Business Type:</b> Restaurant <b>Ttl Apx SqFt Bldg:</b> 1,700 <b>Ttl Apx SqFt Land:</b> <b>Total Parking Spcs:</b> <b>Covered Parking Spcs:</b> 0 <b>Uncvrd Parking Spcs:</b> 30		<b>Subdivision:</b> <b>Tax Municipality:</b> Phoenix <b>Marketing Name:</b> <b>Hun Block:</b> <b>Map Code/Grid:</b> <b>City/Town Code:</b> Scottsdale <b>County Code:</b> Maricopa

**Cross Streets: Directions:**

**Public Remarks:** Stone Oven Pizzeria, w/Calzones, Wings, Subs, Salads, Ravioli, Lasagna, Linguini... Dream of our own business? Be your own boss, and the boss of others. Make great money from day one, instant cash flow - no need to "build the business". Established turnkey fully equipped restaurant for sale - 23+ years in business, 1,700 SF in Phoenix Scottsdale 85254. Not a franchise - no franchise fee, no royalties to pay, keep all the income. Located in superb location in a north Scottsdale strip plaza - street corner with high visibility, high traffic count, surrounded by residential, easy access with free parking. Loyal following of customers. High web ratings. Dining room 10 tables/20 seats, 80% is take-out/delivery. No liabilities. Annual Gross sale ~ \$480,000 EST, Annual income ~\$155,000 EST.

Features	Financial Information	Construction & Utilities	County, Tax and Financing
<b>Type of Business:</b> Food/Beverage <b>Business Age:</b> 10+ Years <b>Business Location:</b> Corner Lot; Fixed Location; Traffic Signal; Commercial Strip; Other - See Remarks <b>Form of Ownership:</b> Other - See Remarks <b>Hours of Operation:</b> Other - See Remarks <b>Training:</b> Other - See Remarks <b>Parking:</b> Free; Public Parking; Paved Parking	<b>Annual Gross Sales:</b> \$480,000 <b>Adjusted Net Income:</b> \$0 <b>Net Operating Income:</b> \$155,000 <b>Annual Depreciation:</b> \$0 <b>Annual Fringes:</b> \$0 <b>Annual Mngr Salary:</b> \$0 <b>Annual Owners Salary:</b> \$155,000 <b>Anl Int (Non-RelEst):</b> 0 <b>Apx Value of Cash:</b> \$0 <b>Owners Draw Included:</b> No	<b>Water:</b> See Remarks <b>Sewer:</b> Sewer - Public <b>Electric:</b> Other (See Remarks) <b>Gas:</b> Other (See Remarks) <b>Heating:</b> See Remarks <b>Cooling:</b> Central A/C <b>Environmental:</b> Other (See Remarks)	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> <b>AN:</b> 000-00-000 <b>Town-Range-Section:</b> -- / <b>Total Owed:</b> 0 <b>Equity:</b> \$235,000 <b>Acts Rec Hypothctd:</b>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 301 / 301	<b>List Price:</b> \$235,000	

**Showing Service:** No Showing Service Used  
**Showing Notification Methods:** Showing Service: No Showing Service Used; Phone Call  
**Lockbox Type:** None

Listed by: West USA Realty (wusa02)