

TERRAMAR PROPERTIES, Inc.



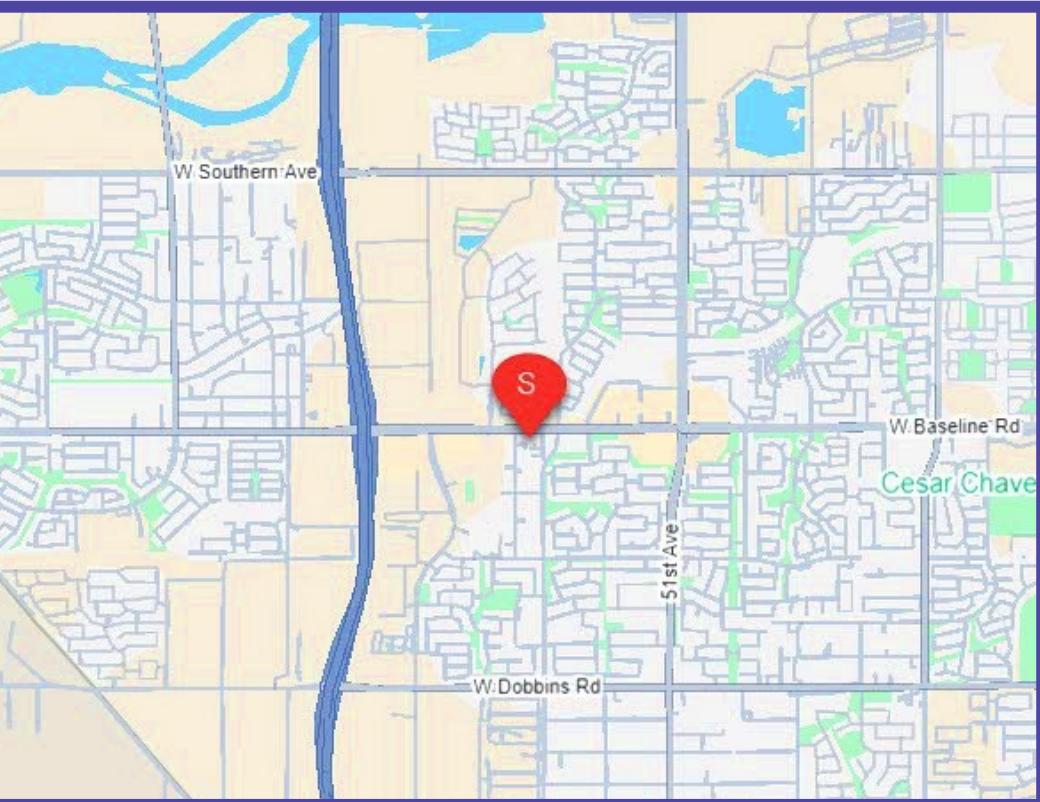
SPURR LOUNGE FOR SALE

5535 W Baseline Road Laveen, AZ

Contact

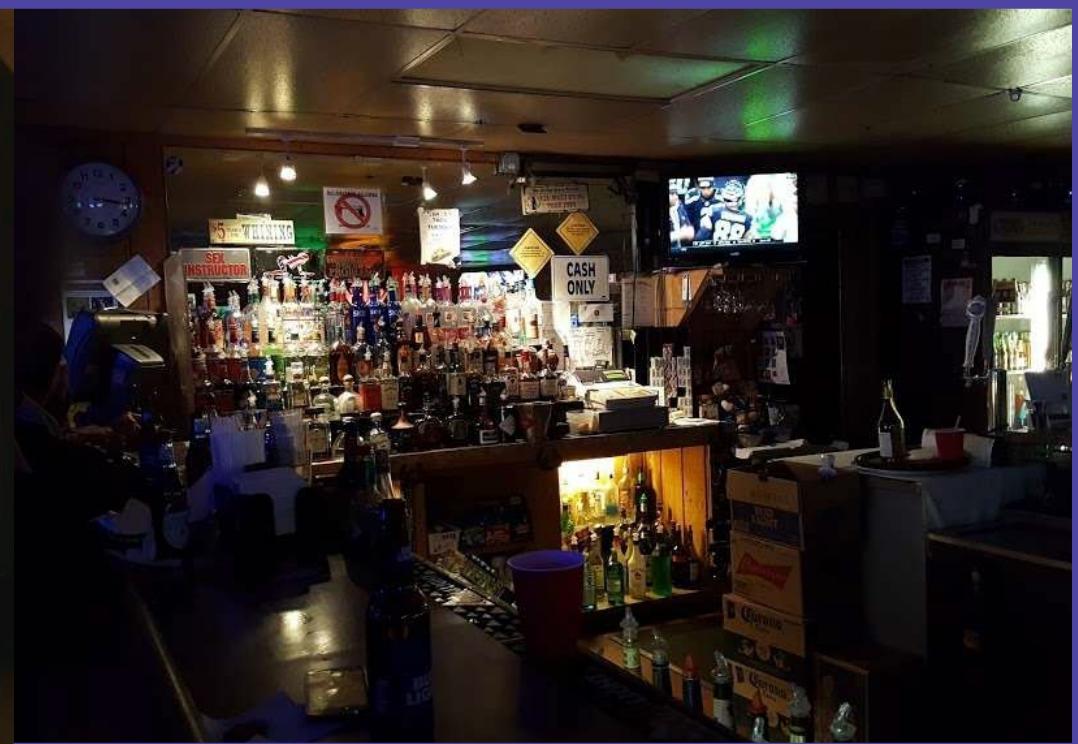
Derrick J Sinclair, CCIM | Terramar Properties, Inc.
2200 East River Road, Suite 105,
Tucson, AZ 85718
Phone: (520) 577-7800 | Cell: (520) 360-1951 | Email: dsinclair@ccim.net

The information contained herein has been provided to us by sources deemed reliable. While we have no reason to question its accuracy, we do not guarantee it. Anyone interested in the subject property is advised to independently verify all information and seek legal and tax assistance in forming an opinion. All offerings are subject to prior sale, lease or withdrawal from the market without notice.



PROPERTY DETAILS

- Lot Size: 28,914 SF
- Baseline Frontage: 120'
- Zoning C-C
- Flood Plain: Panel 04013C2195L / X-shaded
- Parcel Number: 300-02-095D
- Access: Baseline Rd
- Traffic Count: 24,467
- Ingress/Egress: One Curb-cut
- Utilities: All Available



Business Details

- Net Rentable Area: 2,430 SF
- Licensing: Series 6 liquor/ Food Service
- Ownership Structure: Semi-Absentee Operation
- F&B Capacities: Limited Food/ All Alcohols
- Staffing: Fully Staffed W/ Management
- Construction: Stucco Over Concrete Block
- Maximum Capacity: 92 People
- Additional Amenities: Covered Patio, Pool Tables, Karaoke

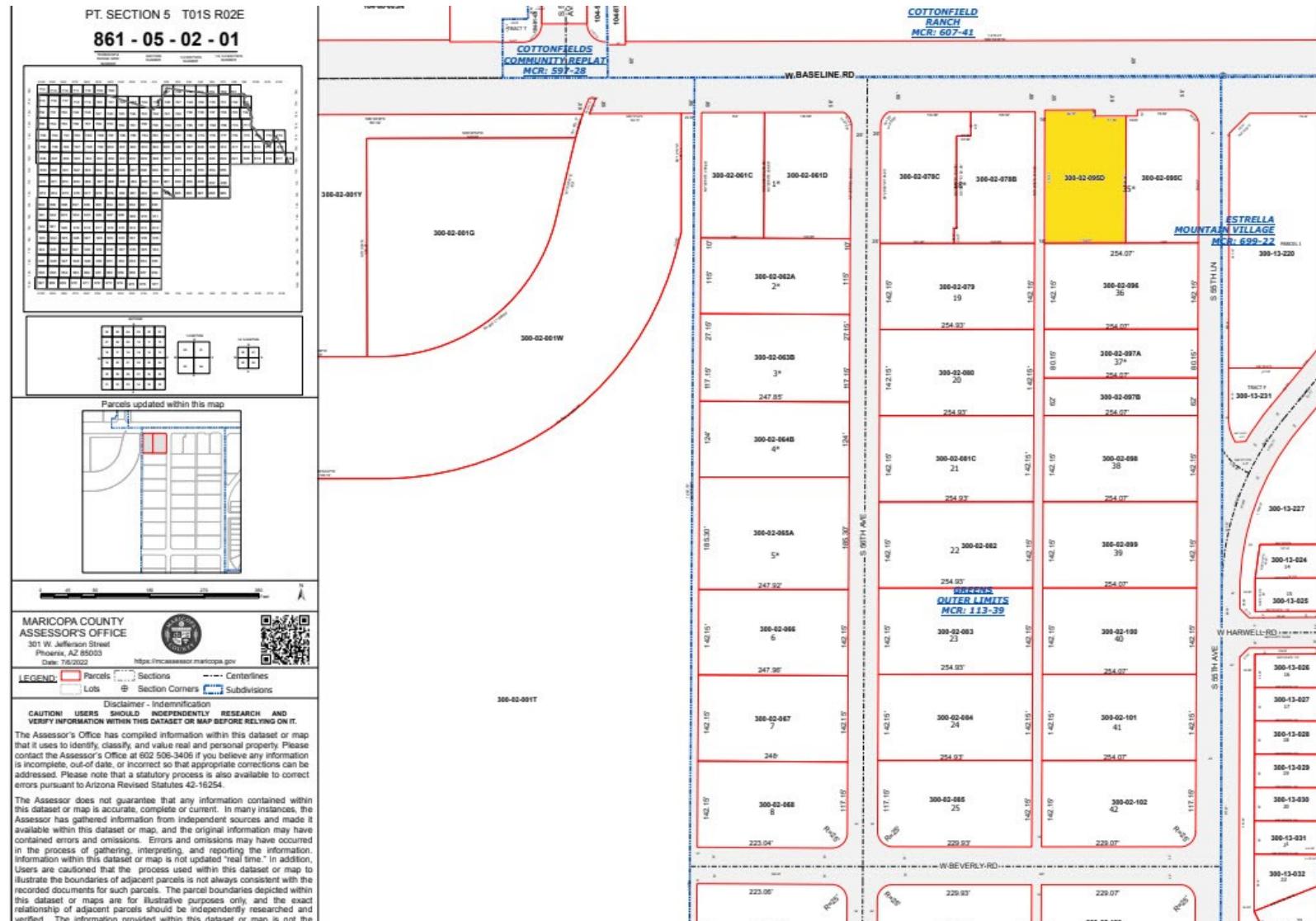


OFFERING

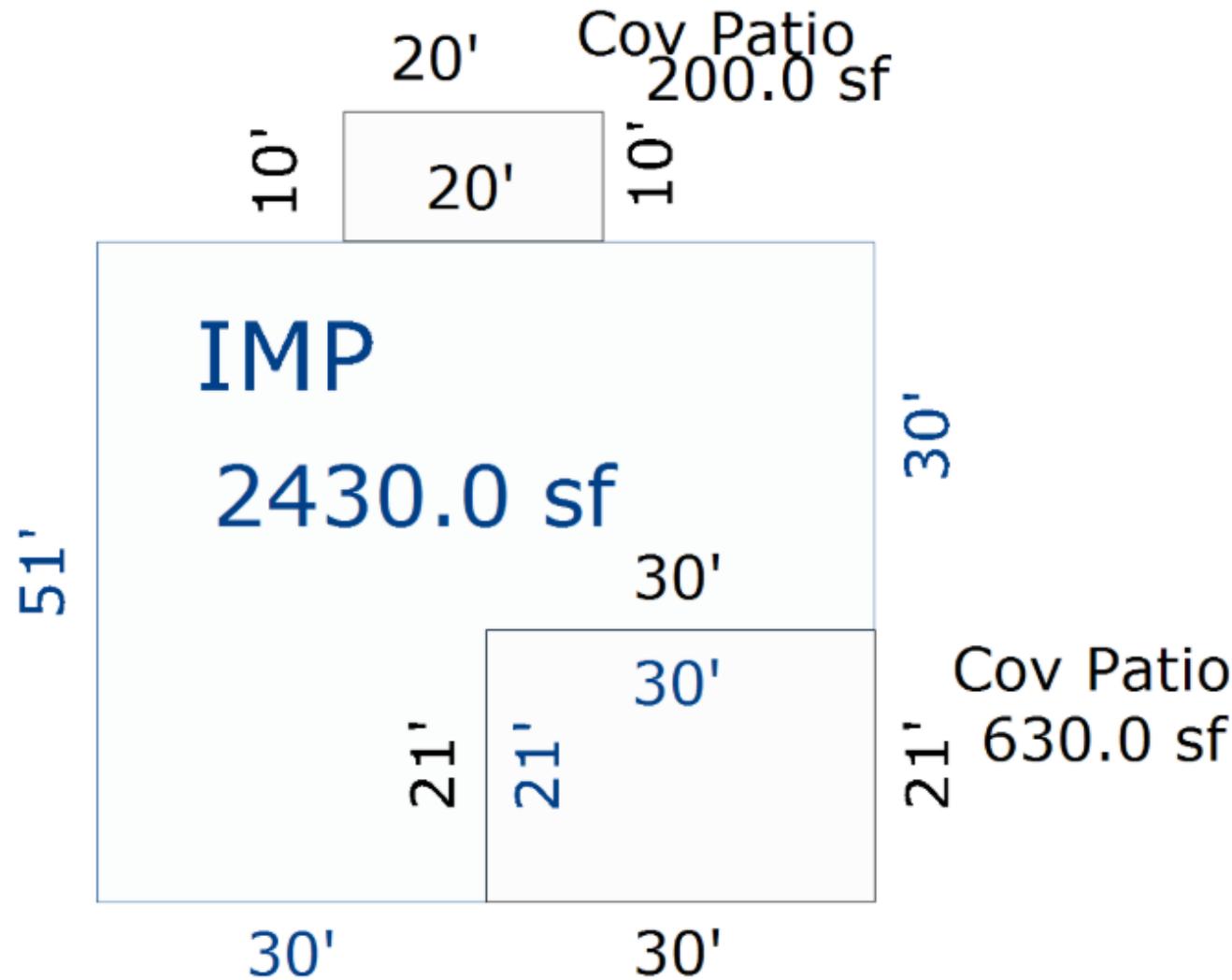
- **Total Price:** \$3,300,000
- **Price Per SF:** \$1,358
- **Financing:** Flexible
- **Comments:** The easternly adjacent parcel is available for purchase. Please ask for details.



THE SPURR LOUNGE



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