

~ FOR SALE ~

ESTABLISHED FAMILY SPORTS BAR AND RESTAURANT MAJOR EAST WEST CORRIDOR



Property Description:

Real Estate: Three Commercial Lots fronting on Speedway Boulevard and McKinley Avenue. 29,403 Square Feet. Zoning Tucson C-2 Fully paved. Dual access provides for potential redevelopment of the parcels.

Real Estate Improvements: **1.** Bar and Restaurant Building of 3638 SF (owner occupied). Extensive renovations and Improvements. **2.** Free Standing building 408 SF, formerly used as a restaurant building (currently vacant). Potential for additional income. **3.** Billboard currently leased providing additional income.

Business Property: All Furniture, Fixtures and Equipment used in the operation of the Bar and Restaurant. Class 6 Unrestricted Liquor License from the City of Tucson. (License # 268 possibly the oldest license in the City.) Trade Name, Website, Phone Number. Business financials provided only after the execution of a Non-Disclosure, Non-Circumvention Agreement



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Real Estate Taxes: \$11,405.00

Price and Terms: Undisclosed-See Comments Below

Comments: Seller is willing to consider several options regarding the sale of the Package. **1.** Complete Turn-Key Business and Real Estate. **2.** Sale of the Business, Liquor License and Business Equipment with a Lease or Lease Option on the Real Estate or **3.** Sale - Leaseback of the Real Estate. Sale of the entire package is preferred. Submit your ideas and Broker will present to Sellers.

CONTACT BROKER FOR ADDITIONAL INFORMATION ON PRICING AND TERMS. THIS IS A UNIQUE OPPORTUNITY ON A MAJOR TUCSON CORRIDOR.

