

OUR BEST BUYS - JULY 2022

B	LISTING # SF #	BUSINESS NAME	EARN\$/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
1	WCIC22970 SF13483	Arizona Based Building Contractor	\$1,700,000	\$6,000,000	50 Yrs! Residential Construction - RE Avail	\$3,000,000
2	WCIC21869 WCIC21870	Vegas Market w/Check Cashing	\$1,111,800	\$4,950,000	70 Yrs! Price Includes RE	\$2,500,000
3	WCIC221010 SF13730	Excavation/Construction Contractor	\$1,034,618	\$3,100,000	18 Yrs! Stable Repeat Business	NO
4	WCIC21917 SF13639	Liquor & C-Store	\$879,960	\$2,999,000	50 Yrs! Room to Grow	NO
5	WCIC21894 SF13607	Gas Station w/C-Store	\$266,700	\$2,900,000	Price Includes Real Estate	\$2,300,000
6	WCIC221011 SF13729	Branded Gas Station w/Car Wash	\$436,707	\$2,765,000	#9 w/Restaurant - Must Purchase RE - N. AZ	\$3,725,000
7	WCIC22962 SF13673	Liquor Store	\$545,976	\$2,700,000	38 Yrs! Drive-Thru, #9 Liquor	NO
8	WCIC21909 SF13619	Liquor Store	\$892,800	\$2,490,000	Busy Location Great Cash Flow	NO
9	WCIC21943 SF13339	Liquor Store w/Drive-Thru	\$575,040	\$2,490,000	30 Years! #9 Liquor - Lottery	NO
10	WCIC221009 SF13357	Truck Stop/C-Store/Restaurant	\$848,400	\$2,400,000	53 Yrs! #10 - Must Purchase RE - S. AZ	\$2,500,000
11	NAZ22912 SF13728	Niche Industrial Svc/Machine Shop	\$599,671	\$2,395,000	25 Yrs! Recession Resistant	NO
12	WCIC221007 SF13727	Branded Gas Station w/C-Store	\$655,800	\$2,300,000	#9 Liquor - Must Purchase RE - S. AZ	\$1,200,000
13	WCIC22958 SF13667	Branded Gas Station w/C-Store	\$672,294	\$2,290,000	40 Yrs! Must Purchase RE	\$1,500,000
14	WCIC21934 SF13644	Flooring Sales & Services	\$887,616	\$1,997,000	30 Years! RE Included in Price	\$925,000
15	WCIC21874 SF13874	Concrete & Paving Contractor	\$782,429	\$1,995,000	30 Yrs! - Res/Comm	NO
16	WCIC21930 SF13640	Grocery & Liquor Store	\$708,600	\$1,950,000	60+ Yrs! #9 Liquor - RE Available	\$1,500,000
17	WCIC21919 SF13628	Commercial Building Sanitizing Svcs	\$734,000	\$1,925,000	Price Includes RE - N. AZ	\$225,000
18	WCIC22988 SF13701	Liquor Store & Market	\$301,140	\$1,750,000	82 Yrs! #9 - Absentee	NO
19	WCIC21878 SF13594	Complete Foreign Auto Services	\$543,000	\$1,600,000	RE For Sale @ 2.2M	\$2,200,000
20	WCIC21945 SF13655	Liquor Store	\$294,360	\$1,525,000	47 Yrs! Dual Drive-Thru - Room to Grow	NO
21	WCIC22987 SF13702	Gas Station w/C-Store	\$500,160	\$1,500,000	Branded - Semi-Absentee	NO
22	WCIC21887 SF13601	Franchise Sub Restaurants	\$481,891	\$1,500,000	3 Locations - Absentee Owned	NO
23	WCIC22947 SF13657	Roofing Contractor	\$411,742	\$1,495,000	30 Yrs! Res/Comm - RE Available	\$900,000
24	WCIC22975 SF13687	Liquor Store	\$265,320	\$1,490,000	40+ Yrs! #9 Liquor License	NO
25	WCIC22965 SF13676	Gourmet Greek Food	\$649,163	\$1,400,000	Full Menu - Great Reviews!	NO
26	NAZ21879 SF13647	Plumbing Company	\$413,685	\$1,400,000	Commercial/Residential - S. AZ	NO
27	WCIC21914 SF13623	Gas Station w/C-Store	\$176,520	\$1,250,000	800K of Price is Related Real Estate	\$800,000
28	WCIC22998 SF13713	Grocery & Market	\$820,800	\$1,200,000	#9 - Check Cashing/Meat - S. AZ	NO
29	WCIC21900 SF13613	Commercial Installation	\$280,564	\$1,200,000	Includes 200K of A/R	NO
30	WCIC22999 SF13715	Cabinetry Production & Installation	\$407,081	\$1,195,000	30 Yrs! Mfg/Installs/Comm	NO
31	NAZ22894 SF13688	Lighting, Signs, Electrical	\$407,032	\$1,150,000	Install/Maintain/Troubleshoot	NO

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32	WCIC221001 SF13722	Home Health Care Services	\$398,088	\$1,100,000	17 Yrs! Non-Franchise	NO
33	WCIC221005 SF13725	Branded Gas Station w/C-Store	\$329,400	\$999,000	30 Yrs! #10 Liquor - Little Competition	NO
34	WCIC21875 SF13588	Res/Comm Cleaning Company	\$351,786	\$995,000	B&B/Schools/Offices/Etc - NW. AZ	NO
35	WCIC21931 SF13641	Gas Station w/C-Store	\$414,600	\$950,000	Branded - S. AZ	NO
36	WCIC22952 SF13169	Concrete Contractor	\$355,470	\$950,000	27 Yrs! Hi-End Residential	NO
37	WCIC21881 SF13596	Grocery & Laundromat	\$350,640	\$900,000	Combo Sale - Absentee	NO
38	WCIC22959 SF13668	Japanese Cuisine	\$326,505	\$850,000	Near Mall, Lt Rail & Med Facilities	NO
39	WCIC22963 SF13674	Shade & Iron Product Manufacturer	\$438,307	\$800,000	30+ Yrs! Mfg/Installs	\$549,000
40	WCIC22979 SF13692	C-Store w/Smoke Shop	\$370,800	\$799,000	Drive Thru - Open 24 Hours	NO
41	NAZ22903 SF13716	Solar Installs & Services	\$274,195	\$795,000	Res/Comm - New & Upgrades - N. AZ	NO
42	WCIC22983 SF13697	Golf Cart Sales & Services	\$353,604	\$790,000	22 Yrs! Distributorship & Service - W. Valley	NO
43	WCIC21929 SF13638	Hardwood Flooring Products	\$295,497	\$750,000	1 Stop Shop - Reclaimed Wood	NO
44	WCIC21912 SF13624	Liquor Store & C-Store	\$68,400	\$750,000	Food & Spirits Priced to Sell!	\$500,000
45	WCIC21942 SF13656	Wholesale Distribution	\$230,660	\$725,000	C-Store & Liquor Store Supplies	NO
46	WCIC22974 SF13686	Branded Gas/C-Store	\$242,061	\$700,000	Must Purchase RE	\$1,790,000
47	WCIC221008 SF13604	Gas Station w/C-Store	\$291,590	\$650,000	Branded - Car Wash On-Site - OWC	NO
48	WCIC22991 SF13704	Branded Gas Station w/C-Store	\$321,000	\$649,000	30 Yrs! Open 24/7 - Absentee	NO
49	WCIC221004 SF13726	Golf Carts - New & Used	\$482,000	\$599,000	30 Yrs! Repairs & Maintenance	NO
50	WCIC21871 SF13584	Gas Station w/C-Store	\$226,896	\$599,000	Branded - Busy Loc off Frwy	NO
51	NAZ20815 SF13480	Niche Distribution	\$294,806	\$597,000	Semi-Absentee - Sunshade	NO
52	NAZ22881 SF13663	ATV Dealership	\$347,537	\$575,000	Priced at 2x's OCF! Sales & Services	NO
53	WCIC22956 SF13665	Automotive Service & Repair	\$207,230	\$550,000	Scottsdale - 4 Bays	NO
54	NAZ21880 SF13652	Home Lighting & Décor	\$275,118	\$549,000	24 Yrs! New Const/Remodels - Mohave County	NO
55	WCIC22977 SF13691	Sub Franchise	\$197,926	\$549,000	Located in Busy Plaza & Close to College	NO
56	NAZ21878 SF13646	Window Coverings & Treatments	\$267,751	\$525,000	27 Years! Res/Comm - N. AZ	NO
57	WCIC22955 SF13664	Gas Station w/C-Store	\$367,800	\$500,000	30 Yrs! #10 Liquor - RE Available	\$1,700,000
58	WCIC21860 SF13575	Specialty Outdoor Furniture	\$300,223	\$500,000	Prime Location w/Showroom	NO
59	WCIC221002 SF13721	UnBranded Gas Station w/C-Store	\$213,960	\$500,000	30 Yrs! Must Purchase Real Estate	\$2,700,000
60	NAZ22902 SF13714	Popular Bar & Restaurant	\$203,790	\$500,000	40 Yrs! #12 - Dinner Only - N. AZ	NO
61	WCIC22994 SF13706	Branded Gas Station w/C-Store	\$182,722	\$500,000	Food Tenant in Place - Absentee	NO
62	WCIC22997 SF13711	Embroidered/Screen Printing	\$159,118	\$490,000	30 Yrs! Modern Equipment	NO
63	NAZ22883 SF13679	Metal Roofing Company	\$186,314	\$465,000	Semi-Absentee - N. AZ	NO
64	WCIC221003 SF13723	Landscape Design & Maintenance	\$184,706	\$450,000	31 Yrs! High-End Projects	NO
65	WCIC22978 SF13689	Sub Franchise	\$164,583	\$449,000	High Traffic Plaza - Newly Remodeled	NO
66	NAZ22893 SF13684	Pizza Restaurant Franchise	\$139,354	\$449,000	Open 4 days/wk - Room to Grow - N. AZ	NO

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67	WCIC22980 SF13694	Convenience Store	\$206,830	\$429,000	50 Yrs! Low Rent - S. AZ #9	NO
68	WCIC21925 SF13636	Convenience Store	\$153,756	\$425,000	Beer Cave/Smoke Shop - By Light Rail	NO
69	WCIC21907 SF13618	HVAC Service & Installation	\$229,038	\$420,000	Residential & Commercial	NO
70	WCIC22964 SF13675	Landscape Management	\$211,232	\$415,000	45 Yrs! Full Service - Owner May Carry	NO
71	NAZ21846 SF13557	Specialty Home Sales and Services	\$206,548	\$395,000	N. AZ - Fireplace Services	NO
72	WCIC21939 SF13650	Aviation Parts & Sales	\$122,241	\$395,000	23 Years! Aircrafts/Helicopters	NO
73	WCIC21936 SF13645	Neighborhood Market	\$136,080	\$390,000	53 Years! Liquor License #9	NO
74	WCIC221000 SF13712	Ponds & Landscape Design	\$16,841	\$385,000	90% Res, 10% Comm, \$250K in Assets	NO
75	NAZ22901 SF13710	Engine Parts Distributor	\$154,847	\$380,000	27 Yrs! Export Wholesaler - Home Based	NO
76	WCIC21910 SF13620	C-Store w/Check Cashing	\$175,800	\$369,000	Check Cashing Location	NO
77	NAZ20802 SF13439	Awning & Shade Structures	\$214,495	\$350,000	Mfg & Installs - N. AZ	NO
78	WCIC22966 SF13677	C-Store & Market	\$134,700	\$350,000	OWC - Lots of Parking! Tobacco/Vape	NO
79	WCIC21891 SF1305	Ethic Grocery Store	\$159,780	\$325,000	Chaat & Catering - Owner Will Carry	NO
80	WCIC22972 SF13683	Market & Smoke Shop	\$140,220	\$275,000	40+ Yrs! OWC w/50% Down	NO
81	WCIC22996 SF13712	Pool Route - Service & Repairs	\$137,732	\$250,000	80 Accts - 70% Repeat Monthly Customers	NO
82	WCIC21924 SF13637	C-Store w/Fast Food	\$105,600	\$250,000	Las Vegas - Kitchen Ready	NO
83	WCIC22985 SF13700	Floral Arrangements	\$82,437	\$250,000	Turn-Key - Events & Weddings - High Profits	NO
84	WCIC22957 SF13666	C-Store & Smoke Shop	\$113,160	\$249,000	40+ Yrs! OWC - Next to Fwy	NO
85	WCIC22976 SF13690	Sub Franchise	\$81,595	\$249,000	Inside Big Box Store	NO
86	WCIC22981 SF13693	Upscale Casual Dining	\$175,668	\$235,000	30 Yrs! Newly Remodeled - #12	NO
87	WCIC221006 SF13724	Convenience Store w/Drive Thru	\$241,020	\$224,000	50 Yrs! #10 - New Roof/HVAC/Remodeled	\$475,000
88	WCIC22949 SF13659	Retail - Grocery	\$160,760	\$199,000	Beer - Wine - #10 License	NO
89	WCIC22953 SF13662	Cell Phone & Computer Repair	\$106,800	\$199,000	Owner Operated - Good Location	NO
90	WCIC22984 SF13698	Pizza/Calzone Eatery	\$70,756	\$199,000	Near College - Open Late	NO
91	WCIC21903 SF13530	Custom Picture Framing	\$157,275	\$150,000	39 Yrs! Posters & Prints - Prop Software	NO
92	WCIC21884 SF13599	Automotive Repair	\$120,000	\$120,000	40 Years! 1x's OCF	NO
93	WCIC21899 SF13610	Farmers Insurance Agency	\$40,184	\$79,000	400 Policies - Set Up Bonus	NO
94	WCIC22989 SF13703	High-End Coffee House	\$60,271	\$69,000	Great Loc! Extensive Menu	NO

REAL ESTATE ONLY

95	WCIC22954 SF13670	Commercial Real Estate		\$2,750,000	Approx 65 Acres - Next to Fwy - N.AZ	

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