

OUR BEST BUYS - NOVEMBER 2023

B	LISTING # SF #	BUSINESS NAME	SDE/OCF/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
1	WCIC231081 SF13798	Concierge Health Services	\$6,522,634	\$27,000,000	Multi-State Medical Svcs Provider	NO
2	WCIC231075 SF13791	Bulk Plant Fuel Distributor & RE	\$2,359,785	\$11,000,000	90 Yrs! Comm/Municipal Accounts	\$4,500,000
3	WCIC22970 SF13483	Res/Rental Home Drywall & Stucco	\$6,000,000	\$10,000,000	50 Yrs! Res Constr - Working Capital Included	\$3,000,000
4	WCIC231148 SF13874	Branded Gas w/C-Store	\$1,054,716	\$6,000,000	23 Yrs! Absentee #9 License	\$7,000,000
5	WCIC231076 SF13792	Civil Services - Grading/Excavating	\$3,081,221	\$5,100,000	350K of A/R Included + 2.1M EQ	NO
6	WCIC231150 SF13878	Steel Fab & Installs	\$2,553,806	\$4,495,000	44 Yrs! ADOT & Municipal Projects	\$975,000
7	WCIC231156 SF13884	Hardscape & Irrigation	\$500,000	\$3,500,000	Open Recently/By Appt Only/Mostly All Hard Assets+RE	\$4,000,000
8	WCIC221060 SF13339	Liquor Store w/Dual Drive-Thru	\$575,040	\$2,900,000	30 Yrs! #9 Liquor - Lottery	NO
9	WCIC231095 SF13815	SW Based Mfg	\$1,736,301	\$2,798,000	Impressive Bldg - Fully Equipped	NO
10	WCIC231082 SF13673	Liquor Store w/Drive Thru	\$545,976	\$2,650,000	39 Yrs! #9 Liquor - High Traffic Loc!	NO
11	WCIC231131 SF13857	Liquor Store w/Drive Thru	\$400,200	\$2,600,000	15 Yrs! #9 Liquor License - Absentee	NO
12	WCIC231120 SF13843	Branded Gas w/C-Store & RE	\$945,180	\$2,500,000	Newly Renovated - Must Buy RE	\$3,000,000
13	WCIC231118 SF13841	Wholesale Tobacco Distributor	\$856,800	\$2,200,000	15 Yrs! EZ to Run - Repeat Biz - Room to Grow	NO
14	NAZ23949 SF13845	Niche Industrial Machine Shop	\$766,685	\$2,000,000	25 Yrs! Recession Resistant - Energy Clients	NO
15	WCIC231086 SF13804	Branded Gas Station w/C-Store	\$431,400	\$2,000,000	25 Yrs! #9 Liquor - Room to Grow - S. AZ	NO
16	WCIC231117 SF13840	Liquor Store & Market	\$425,580	\$2,000,000	50 Yrs! #9 Liquor License - Fully Stocked	NO
17	WCIC231158 SF13727	Branded Gas Station w/C-Store	\$511,800	\$1,990,000	30+ Yrs! Must Buy RE	\$1,400,000
18	WCIC21930 SF13640	Liquor Store w/Market	\$676,585	\$1,899,000	60 Yrs! #9 License - Must Purch RE	\$1,500,000
19	WCIC231157 SF13882	RV Storage & Service	\$375,006	\$1,875,000	10 Acres! New Lease - Passive Income	NO
20	WCIC231070 SF13787	Tire & Automotive Shop	\$683,552	\$1,850,000	41 Yrs! 4 Bays N. AZ - Specialty Vehicles	\$1,000,000
21	WCIC231104 SF13800	Branded Gas Station w/C-Store	\$467,130	\$1,792,500	Remodeled - Newly Added Car Wash	\$2,107,500
22	WCIC231085 SF13802	Branded Gas w/C-Store	\$486,000	\$1,520,000	25 Yrs! Room to Grow! S. AZ	\$2,480,000
23	WCIC231106 SF13826	Land Surveying & Geodata	\$508,123	\$1,500,000	36 Yrs! Owner Retiring	NO
24	WCIC231149 SF13875	Commercial/Residential HVAC	\$423,366	\$1,500,000	Nice Sheet Metal Shop Also Avail.	YES
25	WCIC221056 SF13465	Destination Spa & Salon	\$386,636	\$1,500,000	22 Yrs! Staff in Place - N. AZ	\$1,950,000
26	NAZ21879 SF13647	Well Established Plumbing Co	\$452,325	\$1,400,000	40+ Yrs! Commercial/Res - S. AZ	\$1,200,000
27	NAZ22925 SF13768	Profitable Café & Bar	\$551,998	\$1,395,000	Fully Remodeled - New EQ - N. AZ	NO
28	WCIC231125 SF13849	Full Service Car Wash & Detail	\$241,764	\$1,360,000	40 Yrs! East Valley - Repeat Customers	\$2,140,000
29	WCIC231116 SF13838	Grocery Mart w/#9 Liquor	\$577,992	\$1,300,000	59 Yrs! Must Buy Res RE - S. AZ	\$1,200,000
30	NAZ23943 SV13844	Niche Construction Company	\$465,330	\$1,250,000	25 Yrs! Absentee Run - N. AZ	NO
31	NAZ22933 SF13793	Floors/Windows/Cabinetry	\$576,493	\$1,200,000	30 Yrs! Res/Commercial - N. AZ	\$750,000

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32	NAZ23940 SF13814	Landscape Supply Distribution	\$537,874	\$1,100,000	45 Yrs! 680K Hard Assets Included - S. AZ	\$500,000
33	WCIC231128 SF13854	Painting Supply & Services	\$312,752	\$1,000,000	20+ Yrs! Absentee - Manager In Place	\$2,900,000
34	WCIC231160 SF13608	Branded Gas w/C-Store	\$409,428	\$999,000	40+ Yrs! Rental Income - New Pumps	NO
35	WCIC22952 SF13169	Concrete Contractor	\$395,307	\$950,000	27 Yrs! Hi-End Residential	NO
36	NAZ23939 SF13813	Niche Retail Shop & Online	\$349,848	\$925,000	27 Yrs! Hi-Traffic Loc! Some Online Sales- N. AZ	NO
37	WCIC231100 SF13822	Towing Business	\$522,118	\$900,000	DPS Contracts - Maint/Dispatch Onsite	NO
38	WCIC231122 SF13847	Mediterranean Restaurant	\$192,160	\$900,000	50 Yrs! Absentee - Newly Renovated	\$1,050,000
39	WCIC231135 SF13863	Smoke Shop & C-Store	\$287,708	\$895,000	2 Biz in 1 - #10 License - Hot Location	NO
40	WCIC231147 SF13873	Breakfast & Lunch Bistro	\$389,280	\$799,000	Low Rent-American/Mexican/Italian Menu - OWC	NO
41	WCIC231071 SF13788	Branded Gas Station w/C-Store	\$203,460	\$799,000	35 Yrs! New Pumps, LED, Imaging	NO
42	WCIC231088 SF13806	Liquor Store	\$348,300	\$775,000	Absentee - Owner Will Carry - S. AZ	NO
43	WCIC221047 SF13763	American Cuisine Restaurant	\$344,672	\$775,000	OWC - #12 - Great Reviews	NO
44	NAZ22903 SF13716	Solar Installs & Services	\$293,746	\$775,000	Res/Comm - New & Upgrades - N. AZ	NO
45	WCIC231107 SF13829	Mediterranean Restaurant & Bar	\$433,200	\$750,000	#12 Liquor - Live Music & Hookah Bar	NO
46	WCIC231133 SF13860	Complete Home Furnishings	\$360,042	\$750,000	65 Yrs! 800K+ Inventory Included	\$2,145,000
47	WCIC231141 SF13869	Septic System Repair & Install	\$304,856	\$750,000	44 Yrs! East Valley Based - Expansion Possible	NO
48	NAZ23948 SF13830	Res/Commercial Cleaning	\$223,719	\$730,000	15 Yrs! Vacation Rentals Also	NO
49	WCIC231127 SF13853	Appliance Repair Services	\$335,026	\$700,000	20 Yrs! Absentee - Manager in Place	NO
50	WCIC221048 SF13764	Upscale Home Furnishings Boutique	\$471,035	\$695,000	38 Yrs! Excellent Location	NO
51	WCIC231074 SF13790	Branded Gas Station w/C-Store	\$650,614	\$675,000	New Car Wash & Coffee Bar/Machines	\$4,600,000
52	WCIC231154 SF13880	Branded Gas & C-Store	\$474,264	\$650,000	22 Yrs! Absentee - New Pumps	NO
53	WCIC231134 SF13862	Equipment Leasing & Financing	\$237,909	\$650,000	34 Yrs! Business to Business Lending	NO
54	WCIC231146 SF13872	Tire & Auto Service Franchise	\$254,274	\$599,000	5 Lifts - Franchise Fee paid by Seller - E. Valley	NO
55	WCIC231066 SF13782	Full Service Car Wash	\$99,315	\$590,000	17 Yrs! 45 Cars/Day - Must Buy RE - N. AZ	\$1,100,000
56	WCIC231151 SF13604	Branded Gas Station w/C-Store	\$522,454	\$550,000	26 Yrs! Car Wash - Semi-Absentee	NO
57	WCIC231092 SF13808	Unbranded Gas Station & C-Store	\$373,800	\$550,000	25 Yrs! Semi-Absentee - Must Buy RE - N. AZ	\$1,200,000
58	WCIC231094 SF13812	Middle Eastern Restaurant	\$233,160	\$549,000	#12 License - Indoor/Outdoor Seating	NO
59	WCIC231080 SF13797	North Indian Cuisine	\$254,400	\$525,000	15 Yrs! Great Loc! Recently Remodeled - (LV)	NO
60	WCIC231072 SF13789	Branded Gas Station w/C-Store	\$403,499	\$500,000	30 Yrs! Absentee - Great Loc! - NW. AZ	\$1,700,000
61	NAZ22932 SF13784	Retail Boutique	\$209,534	\$500,000	20 Yrs! Great Location! - N. AZ	NO
62	WCIC231143 SF13870	Branded Gas w/C-Store	\$298,200	\$499,000	27 Yrs! Rental Income Included	NO
63	WCIC231139 SF13867	MedSpa - Aesthetic/Wellness (Scottsdale)	\$220,609	\$499,000	Fully Equipped - OWC w/50% Down	NO
64	WCIC231132 SF13858	ATV & Off Road - Svcs/Repair/Sales	\$196,800	\$499,000	OWC - Busy Street - Rental Repairs	NO
65	WCIC231062 SF13778	Donut & Coffee Café	\$127,241	\$499,000	Absentee - Easy Hours	NO
66	WCIC231079 SF13796	Wholesale Flooring Supplier	(\$69,213)	\$499,000	36 Yrs! OWC - No License Required	NO

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67	WCIC231155 SF13881	Branded Gas & C-Store	\$187,255	\$450,000	26 Yrs! Absentee - New Pumps	NO
68	NAZ23947 SF13828	Pizza Restaurant Franchise	\$179,106	\$449,000	Room to Grow - Open 4 hrs/day - N. AZ	NO
69	WCIC231137 SF13865	Branded Gas Station & C-Store	\$202,276	\$400,000	Absentee - Must Purchase RE - S. AZ	\$2,000,000
70	WCIC231130 SF13856	Accounting Practice	\$104,073	\$400,000	18 Yrs! Scottsdale - Retiring	NO
71	WCIC231063 SF13776	Convenience Store	\$238,800	\$399,000	25 Yrs! #10 License - Little Competition	NO
72	NAZ22936 SF13801	Custom Window Coverings	\$191,123	\$395,000	20+ Yrs! Beautiful Showroom - N. AZ	NO
73	WCIC231138 SF13866	Branded Gas Station & C-Store	\$173,855	\$395,000	Absentee - Car Wash - Must Buy RE - SE. AZ	\$1,500,000
74	WCIC231068 SF13786	Branded Gas w/C-Store	\$223,564	\$325,000	30+ Yrs! Absentee - Must Purch RE - NW. AZ	\$850,000
75	NAZ22929 SF13779	Pizza & Wings - Pick-up/Delivery	\$127,470	\$310,000	20+ Yrs! Great Loc! Room to Grow - N. AZ	NO
76	WCIC231103 SF13827	Branded Gas w/C-Store	\$355,632	\$300,000	45 Yrs! Great Loc! Must Buy RE	\$3,600,000
77	WCIC231129 SF13855	Complete Automotive Care	\$260,544	\$300,000	5 Bays - Absentee - Must Buy RE	\$1,400,000
78	WCIC231145 SF13871	Smoke Shop	\$147,024	\$299,000	30 Yrs! Absentee - EZ to Run	NO
79	WCIC231136 SF13864	Branded Gas w/C-Store	\$91,840	\$290,000	Absentee - Must Buy RE - S. AZ	\$1,500,000
80	WCIC231140 SF13868	MedSpa - Aesthetic/Wellness (Chandler)	\$105,993	\$250,000	Fully Equipped - OWC w/50% Down	NO
81	WCIC231159 SF13885	Vintage Guitars	\$73,332	\$220,000	Pre-Owned - Consignment - String Instruments	NO
82	WCIC231064 SF13599	Automotive Repair	\$144,636	\$200,000	40 Yrs! 5 Stars - OWC	NO
83	WCIC231083 SF13799	Smoke Shop w/Vape & Cigar	\$80,652	\$200,000	Repeat Customers - EZ to Run - Inv. Extra	NO
84	WCIC231153 SF13879	Shipping & Mailing Store	\$115,920	\$199,000	40 Yrs! 170 Active Mailboxes - Far East Valley	NO
85	NAZ23950 SF13850	Pond Repair & Maintenance	\$90,116	\$150,000	19 Yrs! Home Based - N. AZ	NO

REAL ESTATE ONLY

86	WCIC231115 SF13837	Commercial Real Estate (Shopping Ctr)			60+ Yrs! Income Property	\$5,000,000
87	WCIC231073 SF13670	Commercial Real Estate			65 Acres Near I-40 Frwy - Zoned C-2 w/Utilities	\$2,599,000
88	WCIC231144 SF13877	Commercial Real Estate (Bethany Home)			Zoned C-2 Medical - Major Freeway Access	\$1,725,000
89	WCIC231121 SF13846	Commercial Real Estate (Vacant Lot)			2 Parcels - C-2 Zones (Cave Creek Rd)	\$1,690,000
90	WCIC231119 SF13842	Commercial Real Estate			Zoned C-3 w/Tenant in Place (Cave Creek Rd)	\$999,000