

OUR BEST BUYS - JULY 2024

B	LISTING # SF #	BUSINESS NAME	SDE/OCF/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
1	WCIC241191 SF13483	Res/Rental Home Drywall & Stucco	\$7,010,991	\$20,000,000	50 Yrs! Res Constr - Working Capital Included	\$3,500,000
2	WCIC241189 SF13792	Civil Services - Grading/Excavating	\$2,139,200	\$12,000,000	350K of A/R Included + 2.1M EQ	NO
3	WCIC231075 SF13791	Bulk Fuel Distribution Plant	\$3,259,785	\$11,000,000	90+ Yrs! Comm/Municipal Accounts	\$4,500,000
4	WCIC241198 SF13920	Commercial Roofing Contractor	\$1,752,278	\$9,000,000	15 Yrs! HOA Roofing/Waterproofing	\$1,200,000
5	WCIC241223 SF13942	Smoke & Vape Shop	\$2,122,555	\$8,900,000	20 Yrs! Room to Grow by Adding #9	NO
6	WCIC231148 SF13874	Branded Gas w/C-Store	\$1,054,716	\$6,000,000	23 Yrs! Absentee #9 License	\$7,000,000
7	WCIC231150 SF13878	Steel Fab & Installs	\$2,553,806	\$4,135,000	44 Yrs! ADOT & Municipal Projects	\$1,335,000
8	WCIC241203 SF13924	Indoor Trampoline Parks	\$1,119,700	\$3,950,000	2 Locations - Franchise	NO
9	WCIC241222 SF13941	Smoke & Vape Shop	\$347,414	\$3,700,000	24 Yrs! Room to Grow by Adding #9	NO
10	WCIC241196 SF13918	Branded Gas Station w/Car Wash	\$1,412,331	\$3,500,000	24 Yrs! #9 Liquor - Must Buy RE	\$5,500,000
11	WCIC241182 SF13905	Liquor Store w/Drive Thru	\$822,000	\$3,500,000	44 Yrs! Absentee - Must Buy RE	\$1,500,000
12	WCIC231162 SF13889	Turn-Key Cabinet Company	\$403,597	\$3,500,000	21 Yrs! Includes A/R - Motivated Seller	YES
13	WCIC241200 SF13815	SW Based Manufacturer	\$1,848,230	\$3,000,000	Impressive Bldg - Fully Equipped - Avg OCF 750K	NO
14	WCIC231131 SF13857	Liquor Store w/Drive Thru	\$400,200	\$2,600,000	15 Yrs! #9 Liquor License - Absentee	NO
15	WCIC231120 SF13843	Branded Gas w/C-Store & RE	\$945,180	\$2,500,000	Newly Renovated - Must Buy RE	\$3,000,000
16	WCIC241231 SF13948	Liquor Store w/Drive Thru	\$465,480	\$2,200,000	30 Yrs! Absentee - #9	NO
17	WCIC241186 SF13758	Wholesale/Dist Smoke/Vape	\$774,924	\$2,100,000	19 Yrs! Large Customer Base	NO
18	WCIC231174 SF13901	Branded Gas w/C-Store	\$784,800	\$2,000,000	40 Yrs! Long Term Fuel Contract	\$2,500,000
19	WCIC241206 SF13536	Branded Gas Station w/C-Store	\$813,304	\$1,850,000	S. AZ on Freeway - Must Buy RE	\$1,650,000
20	WCIC241241 SF13958	Retail Mobility Products	\$571,218	\$1,600,000	35 Yrs! Sales/Svc/Rent - 2 Locs E. & W. Valley	NO
21	WCIC241228 SF13946	Asphalt Repair & Paving	\$573,151	\$1,500,000	40+ Yrs! Commercial - Manager in Place	NO
22	WCIC241212 SF13643	Commercial Printing Services	\$552,240	\$1,500,000	28 Yrs! Digital Svcs - OCF Consistent	NO
23	WCIC231106 SF13826	Land Surveying & Geodata	\$544,018	\$1,500,000	36+ Yrs! Owner Retiring	NO
24	WCIC241192 SF13913	Branded Gas Station w/C-Store	\$524,234	\$1,500,000	27 Yrs! #10 - Fast Food - Absentee - NW. AZ	\$2,900,000
25	WCIC231164 SF13702	Branded Gas Station	\$502,200	\$1,500,000	27 Yrs! Semi-Absentee - Manager in Place	NO
26	WCIC241234 SF13950	Retail Smoke Accessories	\$492,888	\$1,500,000	Est. Customer Base - Room to Grow	NO
27	WCIC221056 SF13465	Destination Spa & Salon	\$466,420	\$1,500,000	22 Yrs! Staff in Place - N. AZ	\$1,950,000
28	WCIC241236 SF13952	Wholesale Plumbing Products	\$522,904	\$1,495,000	Acts as Mfg Rep.	NO
29	NAZ24961 SF13922	Comm. Landscape Maintenance	\$467,529	\$1,450,000	East Valley - HOA & Gov't	NO
30	WCIC241213 SF13933	Branded Gas w/C-Store	\$501,967	\$1,400,000	30+ Yrs! New EQ - Room for Car Wash - S. AZ	\$3,200,000
31	WCIC241215 SF13935	Branded Gas w/C-Store	\$549,013	\$1,300,000	30+ Yrs! Absentee - New Pumps & Tanks - S. AZ	\$3,600,000

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32	WCIC241226 SF13945	Granite & Tile Fab/Installs	\$459,473	\$1,300,000	Fully Equipped Shop - Custom Jobs	NO
33	WCIC241237 SF13954	Grocery Store & Carniceria	\$396,900	\$1,300,000	50+ Yrs! Great Loc w/Meat Department	NO
34	WCIC241197 SF13919	Roofing Contractor	\$341,063	\$1,300,000	39 Yrs! 100K of AR Included	\$1,000,000
35	WCIC231165 SF13891	Automotive Service & Repair Shop	\$262,304	\$1,250,000	43 Yrs! Must Buy RE - Includes Machining	\$1,000,000
36	WCIC241207 SF13927	Dental Practice	\$441,975	\$1,200,000	Full Service - Recently Reovated	\$1,000,000
37	WCIC231161 SF13894	Home Décor & Interior Design	\$398,152	\$1,200,000	25 Yrs! Windows & Remodels	NO
38	WCIC241220 SF13939	Popular Greek Restaurant	\$0	\$1,100,000	Near Stadium - Long Term Lease - Profitable	NO
39	WCIC241232 SF13949	Greek Mediterranean Grill	\$690,768	\$1,050,000	#12 - Little Competition - EZ Hours	NO
40	NAZ22933 SF13793	Floors/Windows/Cabinetry	\$580,649	\$1,045,000	30 Yrs! Res/Commercial - N. AZ	\$750,000
41	WCIC241217 SF13606	Branded Gas Station w/Market	\$715,008	\$1,000,000	#9 License - Newly Remodeled - S. AZ	\$3,500,000
42	WCIC231100 SF13822	Towing Business	\$534,345	\$1,000,000	DPS Contracts - Maint/Dispatch Onsite	NO
43	WCIC231173 SF13900	Branded Gas Station w/C-Store	\$351,600	\$1,000,000	New Loc! 15 Yr Fuel Lease - S. AZ	\$1,200,000
44	WCIC231128 SF13854	Painting Supply & Services	\$312,752	\$1,000,000	20+ Yrs! Absentee - Manager In Place	\$2,900,000
45	WCIC22952 SF13169	Concrete Contractor	\$301,312	\$950,000	27 Yrs! High End Residential	NO
46	WCIC231125 SF13849	Full Service Car Wash & Detail	\$247,786	\$900,000	40 Yrs! East Valley - Repeat Customers	\$1,300,000
47	WCIC231122 SF13847	Mediterranean Restaurant	\$192,160	\$900,000	50 Yrs! Absentee - Newly Renovated	\$1,050,000
48	WCIC231135 SF13863	Smoke Shop & C-Store	\$287,708	\$895,000	2 Biz in 1 - #10 License - Hot Location	NO
49	WCIC231163 SF13890	Branded Gas & C-Store	\$290,040	\$870,000	30 Yrs! Room to Grow	NO
50	WCIC241208 SF13928	Smoke & Vape Shop	\$365,100	\$800,000	Renovated - Huge Lot	\$2,200,000
51	WCIC231147 SF13873	Breakfast & Lunch Bistro	\$389,280	\$799,000	Low Rent-American/Mexican/Italian Menu - OWC	NO
52	WCIC241239 SF13956	Landscape Maintenance	\$356,109	\$795,000	Residential & Comm'l - Scottsdale Clients	\$200,000
53	WCIC241205 SF13926	Branded Gas & C-Store	\$240,000	\$790,000	High Fuel Margins - New Kitchen	\$3,200,000
54	WCIC241227 SF13763	Popular Burger Restaurant	\$431,292	\$775,000	Good Loc! OWC - #12 - Great Reviews	NO
55	WCIC241240 SF13957	American Burger Restaurant	\$245,332	\$750,000	Franchise - Good Location	NO
56	WCIC241210 SF13938	Motorcycle Repairs & Sales	\$263,725	\$749,500	20 Yrs! Collision Repairs	NO
57	WCIC241219 SF13938	Pet Supplies & Grooming	\$159,613	\$649,000	90K Inventory Included - Drive Thru	NO
58	NAZ23957 SF13887	Coffee & Bakery Shop	\$171,492	\$625,000	Semi-Absentee - 7 Days - N. AZ	NO
59	WCIC231088 SF13806	Liquor Store	\$348,300	\$600,000	Absentee - OWC - S. AZ	NO
60	WCIC231146 SF13872	Tire & Auto Service Franchise	\$267,741	\$599,000	5 Lifts - Franchise Fee paid by Seller - E. Valley	NO
61	WCIC241238 SF13955	Coin-Operated Laundromat	\$165,565	\$599,000	Semi-Absentee - 21 Washers 30 Dryers - S. AZ	NO
62	WCIC241204 SF13925	HVAC Services	\$162,158	\$587,000	42 Yr! OWC - Over 2000 Repeat Customers	NO
63	WCIC231151 SF13604	Branded Gas Station w/C-Store	\$264,998	\$550,000	26 Yrs! Car Wash - Semi-Absentee	NO
64	WCIC231092 SF13808	Unbranded Gas Station & C-Store	\$373,800	\$550,000	25 Yrs! Semi-Absentee - Must Buy RE - N. AZ	\$1,200,000
65	NAZ23956 SF23956	Breakfast & Lunch Café	\$152,092	\$550,000	Semi-Absentee - 7 Days - N. AZ	NO
66	NAZ22932 SF13784	Retail Boutique	\$171,484	\$500,000	20 Yrs! Great Location! - N. AZ	NO
67	WCIC241233 SF13953	Pita Wrap Grill	\$328,740	\$499,000	EZ to Run - Little Competition	NO

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68	WCIC231132 SF13858	ATV & Off Road - Svcs/Repair/Sales	\$196,800	\$499,000	OWC - Busy Street - Rental Repairs	NO
69	WCIC241201 SF13881	Branded Gas Station w/C-Store	\$285,592	\$450,000	26 Yrs! Absentee - New Pumps - East Valley	\$1,500,000
70	WCIC241224 SF13943	High-End Smoke & Vape Shop	\$239,628	\$450,000	Fully Stocked - Room to Grow	NO
71	WCIC241230 SF13947	Skin Care Franchise	\$0	\$437,500	Single/Multiple Locs Available	NO
72	WCIC231172 SF13899	Convenience Store	\$153,756	\$425,000	20+ Yrs! Beer Cave - Near Light Rail	NO
73	WCIC231137 SF13865	Branded Gas Station & C-Store	\$245,724	\$400,000	Absentee - Must Purchase RE - S. AZ	\$2,000,000
74	WCIC231079 SF13796	Wholesale Flooring Supplier	(\$69,213)	\$400,000	36 Yrs! OWC - No License Required - Asset Sale	NO
75	WCIC231138 SF13866	Branded Gas Station & C-Store	\$130,195	\$395,000	Absentee - Car Wash - Must Buy RE - SE. AZ	\$1,500,000
76	WCIC241218 SF13937	Full Service Commercial Plumbing	\$161,588	\$390,000	Comm'l Only Accts - Room to Grow	NO
77	WCIC241209 SF13929	Dump Truck Brokerage	\$133,707	\$349,900	31 Yrs! Home Based	NO
78	WCIC241188 SF13911	Nail Spa Franchise	\$156,300	\$349,000	Repeat Customers - 10 Pedi & Mani Stations	NO
79	WCIC241199 SF13921	Fun Historical Bar	\$23,443	\$325,000	OWC - #6 - Near UT Border - Must Buy RE	\$550,000
80	WCIC241214 SF13934	99 Cent Store	\$362,160	\$300,000	20 Yrs! Major Cross St - Full Inventory - Add #10	NO
81	WCIC231145 SF13871	Smoke Shop	\$147,024	\$299,000	30 Yrs! Absentee - EZ to Run	NO
82	WCIC241193 SF13914	Barber Shop	\$134,880	\$299,000	OWC - Busy Plaza - Room to Grow	NO
83	WCIC241235 SF13951	Convenience Store	\$130,000	\$299,000	30 Yrs! #10 - Busy Loc - Fully Stocked!	NO
84	NAZ24962 SF13923	CNC Machine Shop	\$134,355	\$298,000	Full Service - Repeat Customers - N. AZ	NO
85	WCIC231136 SF13864	Branded Gas w/C-Store	\$103,862	\$290,000	Absentee - Must Buy RE - S. AZ	\$1,500,000
86	WCIC241211 SF13932	Pizza & Wings Restaurant	\$221,700	\$275,000	28 Yrs! Little Competition - EZ to Run	NO
87	WCIC241216 SF13936	Convenience Store	\$125,520	\$275,000	45 Yrs! #10 - No Direct Competition - Rm to Grow	NO
88	WCIC231153 SF13879	Shipping & Mailing Store	\$115,920	\$199,000	40 Yrs! 170 Active Mailboxes - Far East Valley	NO
89	WCIC241183 SF13906	Franchise Convenience Store	\$128,268	\$160,000	44 Yrs! Absentee Run	NO
90	NAZ23950 SF13850	Pond Repair & Maintenance	\$90,116	\$150,000	19 Yrs! Home Based - N. AZ	NO
91	WCIC241225 SF13944	Hazmat & Hazwaste Cleanup	\$79,262	\$115,000	32 Yrs! Home Based - Contracts in Place	NO
92	WCIC231167 SF13893	Hair Salon	\$6,612	\$39,900	Remodeled for 8 Stylists	NO

REAL ESTATE ONLY

93	WCIC231144 SF13877	Commercial Real Estate (Bethany Home)			Zoned C-2 Medical - Major Freeway Access	\$1,725,000