

OUR BEST BUYS - SEPTEMBER 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	WCIC241223 SF13942	Smoke & Vape Shop	\$2,122,555	\$8,900,000	20 Yrs! Room to Grow by Adding #9	NO
5	WCIC241222 SF13941	Smoke & Vape Shop	\$347,414	\$3,700,000	24 Yrs! Room to Grow by Adding #9	NO
6	WCIC231162 SF13889	Turn-Key Cabinet Company	\$403,597	\$3,500,000	21 Yrs! Includes A/R - Motivated Seller	YES
7	WCIC241200 SF13815	SW Based Manufacturer	\$1,848,230	\$3,000,000	Impressive Bldg - Fully Equipped - Avg OCF 750K	NO
8	WCIC241231 SF13948	Liquor Store w/Drive Thru	\$465,480	\$2,200,000	30 Yrs! Absentee - #9	NO
9	WCIC241186 SF13758	Wholesale/Dist Smoke/Vape	\$774,924	\$2,100,000	19 Yrs! Large Customer Base	NO
10	WCIC231174 SF13901	Branded Gas w/C-Store	\$784,800	\$2,000,000	40 Yrs! Long Term Fuel Contract	\$2,500,000
11	WCIC241206 SF13536	Branded Gas Station w/C-Store	\$813,304	\$1,850,000	S. AZ on Freeway - Must Buy RE	\$1,650,000
12	WCIC241228 SF13946	Asphalt Repair & Paving	\$573,151	\$1,800,000	40+ Yrs! Commercial - Manager in Place	NO
13	WCIC241241 SF13958	Retail Mobility Products	\$553,581	\$1,600,000	35 Yrs! Sales/Svc/Rent - 2 Locs E. & W. Valley	NO
14	WCIC241242 SF13961	Branded Gas Station w/RE	\$458,400	\$1,600,000	Great Loc! Newly Remodeled	\$2,900,000
15	WCIC241192 SF13913	Branded Gas Station w/C-Store	\$524,234	\$1,500,000	27 Yrs! #10 - Fast Food - Absentee - NW. AZ	\$2,900,000
16	WCIC241234 SF13950	Retail Smoke Accessories	\$492,888	\$1,500,000	Est. Customer Base - Room to Grow	NO
17	WCIC221056 SF13465	Destination Spa & Salon	\$481,217	\$1,500,000	22 Yrs! Staff in Place - N. AZ	\$1,950,000
18	WCIC241226 SF13945	Granite & Tile Fab/Installs	\$459,473	\$1,300,000	Fully Equipped Shop - Custom Jobs	NO
19	WCIC241237 SF13954	Grocery Store & Carniceria	\$396,900	\$1,300,000	50+ Yrs! Great Loc w/Meat Department	NO
20	WCIC241197 SF13919	Roofing Contractor	\$341,063	\$1,300,000	39 Yrs! 100K of AR Included	\$1,000,000
21	WCIC231165 SF13891	Automotive Service & Repair Shop	\$262,304	\$1,250,000	43 Yrs! Must Buy RE - Includes Machining	\$1,000,000
22	WCIC241207 SF13927	Dental Practice	\$441,975	\$1,200,000	Full Service - Recently Reovated	\$1,000,000
23	WCIC231161 SF13894	Home Décor & Interior Design	\$398,152	\$1,200,000	25 Yrs! Windows & Remodels	NO
24	NAZ22933 SF13793	Floors/Windows/Cabinetry	\$580,649	\$1,045,000	30 Yrs! Res/Commercial - N. AZ	\$750,000
25	WCIC241217 SF13606	Branded Gas Station w/Market	\$715,008	\$1,000,000	#9 License - Newly Remodeled - S. AZ	\$3,500,000
26	WCIC241190 SF13912	Unbranded Gas Station & C-Store	\$538,464	\$1,000,000	#9 License - Room to Grow - W. AZ	\$2,000,000
27	WCIC231100 SF13822	Towing Business	\$534,345	\$1,000,000	DPS Contracts - Maint/Dispactch Onsite	NO
28	WCIC231173 SF13900	Branded Gas Station w/C-Store	\$351,600	\$1,000,000	New Loc! 15 Yr Fuel Lease - S. AZ	\$1,200,000
29	NAZ23952 SF13940	Native American Arts & Crafts	\$318,448	\$975,000	Ships Worldwide - Room to Grow - N. AZ	NO
30	NAZ24974 SF13960	Chinese Food Restaurant	\$327,786	\$965,000	25 Yrs! Owner works PT - N. AZ	NO
31	WCIC22952 SF13169	Concrete Contractor	\$301,312	\$950,000	27 Yrs! High End Residential	NO

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32	WCIC231135 SF13863	Smoke Shop & C-Store	\$287,708	\$895,000	2 Biz in 1 - #10 License - Hot Location	NO
33	WCIC231163 SF13890	Branded Gas & C-Store	\$290,040	\$870,000	30 Yrs! Room to Grow	NO
34	WCIC241208 SF13928	Smoke & Vape Shop	\$365,100	\$800,000	Renovated - Huge Lot	\$2,200,000
35	WCIC231147 SF13873	Breakfast & Lunch Bistro	\$389,280	\$799,000	Low Rent-American/Mexican/Italian Menu - OWC	NO
36	WCIC241239 SF13956	Landscape Maintenance	\$356,109	\$795,000	Residential & Comm'l - Scottsdale Clients	\$200,000
37	WCIC241205 SF13926	Branded Gas & C-Store	\$240,000	\$790,000	High Fuel Margins - New Kitchen	\$3,200,000
38	WCIC241227 SF13763	Popular Burger Restaurant	\$439,872	\$775,000	Good Loc! OWC - #12 - Great Reviews	NO
39	WCIC241210 SF13938	Motorcycle Repairs & Sales	\$364,026	\$749,500	20 Yrs! Collision Repairs	NO
40	WCIC241246 SF13962	Branded Gas w/RE	\$381,900	\$700,000	24 Yrs! Little Comp. - New Pumps/Tanks	\$1,300,000
41	WCIC241243 SF13709	Comm/Res HVAC	\$356,750	\$650,000	44 Yrs! OWC w/50% Down	NO
42	NAZ24978 SF13964	Well Established HVAC Service	\$555,487	\$605,000	30 Yrs! Room to Grow - N. AZ	NO
43	WCIC231088 SF13806	Liquor Store	\$328,596	\$600,000	Absentee - OWC - S. AZ	NO
44	WCIC231146 SF13872	Tire & Auto Service Franchise	\$267,741	\$599,000	5 Lifts - Franchise Fee paid by Seller - E. Valley	NO
45	WCIC241238 SF13955	Coin-Operated Laundromat	\$165,565	\$599,000	Semi-Absentee - 21 Washers 30 Dryers - S. AZ	NO
46	WCIC241219 SF13938	Pet Supplies & Grooming	\$159,613	\$559,000	Price w/Inventory 649K - Drive Thru	NO
47	WCIC241204 SF13925	HVAC Services	\$162,158	\$587,000	42 Yr! OWC - Over 2000 Repeat Customers	NO
48	WCIC231151 SF13604	Branded Gas Station w/C-Store	\$264,998	\$550,000	26 Yrs! Car Wash - Semi-Absentee	NO
49	NAZ23956 SF23956	Breakfast & Lunch Café	\$152,092	\$550,000	Semi-Absentee - 7 Days - N. AZ	NO
50	NAZ22932 SF13784	Retail Boutique	\$171,484	\$500,000	20 Yrs! Great Location! - N. AZ	NO
51	WCIC241233 SF13953	Pita Wrap Grill	\$328,740	\$499,000	EZ to Run - Little Competition	NO
52	WCIC241240 SF13957	American Burger Restaurant	\$245,332	\$499,000	Franchise - Good Location	NO
53	WCIC241250 SF13966	Branded Gas w/C-Store	\$175,900	\$499,000	30 Yrs! Busy Location - RE Avail.	\$2,100,000
54	WCIC241201 SF13881	Branded Gas Station w/C-Store	\$285,592	\$450,000	26 Yrs! Absentee - New Pumps - East Valley	\$1,500,000
55	WCIC241230 SF13947	Skin Care Franchise	\$0	\$437,500	Single/Multiple Locs Available	NO
56	WCIC231172 SF13899	Convenience Store	\$153,756	\$425,000	20+ Yrs! Beer Cave - Near Light Rail	NO
57	NAZ24980 SF13965	Boutique/Gift Shop	\$155,964	\$415,000	30 Yrs! Excellent Tourist Loc! N. AZ	NO
58	WCIC241251 SF13967	Diner - Breakfast/Lunch/Dinner	\$299,259	\$399,000	#12 License - Indoor/Outdoor Seating	NO
59	WCIC241218 SF13937	Full Service Commercial Plumbing	\$161,588	\$390,000	Comm'l Only Accts - Room to Grow	NO
60	WCIC241209 SF13929	Dump Truck Brokerage	\$133,707	\$349,900	31 Yrs! Home Based	NO
61	WCIC241188 SF13911	Nail Spa Franchise	\$156,300	\$349,000	Repeat Customers - 10 Pedi & Mani Stations	NO
62	WCIC241247 SF13422	North Indian Cuisine Restaurant	\$214,265	\$329,000	Popular Destination - #7 License	NO
63	WCIC241214 SF13934	99 Cent Store	\$362,160	\$300,000	20 Yrs! Major Cross St - Full Inventory - Add #10	NO
64	WCIC231145 SF13871	Smoke Shop	\$147,024	\$299,000	30 Yrs! Absentee - EZ to Run	NO
65	WCIC241193 SF13914	Barber Shop	\$134,880	\$299,000	OWC - Busy Plaza - Room to Grow	NO
66	WCIC241235 SF13951	Convenience Store	\$130,000	\$299,000	30 Yrs! #10 - Busy Loc - Fully Stocked!	NO

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67	NAZ24962 SF13923	CNC Machine Shop	\$134,355	\$278,000	Full Service - Repeat Customers - N. AZ	NO
68	WCIC241211 SF13932	Pizza & Wings Restaurant	\$221,700	\$275,000	28 Yrs! Little Competition - EZ to Run	NO
69	WCIC241253 SF13968	Specialty Vegan Bakery	\$166,052	\$275,000	Locally Sourced - Room to Grow - N. AZ	NO
70	WCIC241216 SF13936	Convenience Store	\$125,520	\$275,000	45 Yrs! #10 - No Direct Competition - Rm to Grow	NO
71	WCIC231153 SF13879	Shipping & Mailing Store	\$115,920	\$199,000	40 Yrs! 170 Active Mailboxes - Far East Valley	NO
72	WCIC241183 SF13906	Franchise Convenience Store	\$128,268	\$160,000	44 Yrs! Absentee Run	NO
73	WCIC241225 SF13944	Hazmat & Hazwaste Cleanup	\$79,262	\$115,000	32 Yrs! Home Based - Contracts in Place	NO

REAL ESTATE ONLY

74	WCIC231144 SF13877	Commercial Real Estate (Bethany Home)			Zoned C-2 Medical - Major Freeway Access	\$1,275,000
75	WCIC231119 SF13842	Commercial Real Estate			Zoned C-3 w/Tenant in Place - Cave Creek Rd	\$899,000