

OUR BEST BUYS - JANUARY 2025

B	LISTING # SF #	BUSINESS NAME	SDE/OCF/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
1	WCIB241276 SF13987	Comm'l Electrical Contractor	\$4,943,133	\$20,000,000	17 Yrs! New Build & TI	NO
2	WCIC241189 SF13792	Civil Services - Grading/Excavating	\$4,192,397	\$12,000,000	350K of A/R Included + 2.1M EQ	NO
3	WCIC241223 SF13942	Smoke & Vape Shop	\$3,052,181	\$6,500,000	20 Yrs! Room to Grow by Adding #9	NO
4	WCIC241261 SF13975	Branded Gas Station	\$673,200	\$2,850,000	30 Yrs! Newly Remodeled - Busy Loc	\$3,000,000
5	WCIC241222 SF13941	Smoke & Vape Shop	\$682,312	\$2,500,000	24 Yrs! Room to Grow by Adding #9	NO
6	WCIB241287 SF13996	Res/Comm Masonry Contractor	\$1,405,393	\$2,450,000	24 Yrs! Outdoor Masonry Projects	NO
7	WCIC241206 SF13536	Branded Gas Station w/C-Store	\$495,060	\$1,850,000	S. AZ on Freeway - Must Buy RE	\$1,650,000
8	WCIC241241 SF13958	Retail Mobility Products	\$553,581	\$1,600,000	35 Yrs! Sales/Svc/Rent - 2 Locs E. & W. Valley	NO
9	WCIC241262 SF13977	Auto Repair & Paint	\$534,693	\$1,600,000	Owners Established & Manage	\$1,600,000
10	WCIC241242 SF13961	Branded Gas Station w/RE	\$458,400	\$1,600,000	Great Loc! Newly Remodeled	\$2,900,000
11	WCIC241234 SF13950	Retail Smoke Accessories	\$492,888	\$1,400,000	Est. Customer Base - Room to Grow	NO
12	WCIC241197 SF13919	Roofing Contractor	\$838,726	\$1,300,000	39 Yrs! 100K of AR Included	\$1,000,000
13	WCIC241186 SF13758	Wholesale/Dist Smoke/Vape	\$462,013	\$1,300,000	19 Yrs! Large Customer Base	NO
14	WCIB241291 SF13999	Airport Shuttle & Transportation	\$392,195	\$1,295,000	30 Yrs! 26 Employees & 10 Vans	NO
15	WCIC241226 SF13945	Granite & Tile Fab/Installs	\$628,286	\$1,200,000	Fully Equipped Shop - Custom Jobs	NO
16	WCIC241207 SF13927	Dental Practice	\$441,975	\$1,200,000	Full Service - Recently Reovated	\$1,000,000
17	WCIB241273 SF13984	Res & Comm'l Cleaning Co	\$335,964	\$1,100,000	11 Yrs! Semi Absentee - Approx 200 Clients	NO
18	WCIB241269 SF13981	Gas Station w/C-Store	\$467,400	\$1,090,000	30 Yrs! Semi-Absentee - Newly Remodeled W.AZ	\$2,500,000
19	WCIC231100 SF13822	Towing Business	\$534,345	\$1,000,000	DPS Contracts - Maint/Dispatch Onsite	NO
20	WCIB241285 SF13994	Branded Gas Station w/C-Store	\$273,360	\$995,000	Absentee - 6 Pumps/12 Dispensers - S. AZ	NO
21	WCIC22952 SF13169	Concrete Contractor	\$351,376	\$950,000	27 Yrs! High End Residential	NO
22	WCIC241257 SF13971	Beverage Packing, Private Label, Dist	\$327,384	\$900,000	Semi-Absentee - Room to Grow - 2 Bldgs	\$2,200,000
23	WCIC231163 SF13890	Branded Gas & C-Store	\$290,040	\$900,000	30 Yrs! Room to Grow	NO
24	WCIB241284 SF13993	Branded Gas Station w/C-Store	\$201,960	\$850,000	27 Yrs! 6 Pumps/12 Dispensers - S. AZ	NO
25	WCIB241278 SF13988	Franchise - Japanese Fast Food	\$314,415	\$825,000	High Traffic Area - Semi-Absentee	NO
26	WCIB241272 SF13983	Liquor Store w/RE	\$260,400	\$805,000	50+ Yrs! #9 - Absentee - Room to Grow - S. AZ	\$885,000
27	WCIB241290 SF13998	Custom Res/Comm Architecture	\$289,854	\$800,000	Design w/Green Focus	NO
28	WCIC241205 SF13926	Branded Gas & C-Store	\$240,000	\$790,000	High Fuel Margins - New Kitchen	\$3,200,000
29	WCIC241227 SF13763	Popular Burger Restaurant	\$439,872	\$775,000	Good Loc! OWC - #12 - Great Reviews	NO
30	WCIC241210 SF13938	Motorcycle Repairs & Sales	\$364,026	\$749,500	20 Yrs! Collision Repairs	NO
31	WCIC241246 SF13962	Branded Gas w/RE	\$381,900	\$700,000	24 Yrs! Little Comp. - New Pumps/Tanks	\$1,300,000

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32	NAZ24974 SF13960	Chinese Food Restaurant	\$273,657	\$690,000	25 Yrs! Owner works PT - N. AZ	NO
33	WCIB241280 SF13991	Branded Gas w/C-Store	\$255,504	\$650,000	25+ Yrs! No Competiton - 8 Pumps/16 Dispensers	NO
34	WCIC241243 SF13709	Comm/Res HVAC	\$157,248	\$650,000	44 Yrs! OWC w/50% Down	NO
35	NAZ24978 SF13964	Well Established HVAC Service	\$555,487	\$605,000	30 Yrs! Room to Grow - N. AZ	NO
36	WCIB241283 SF13992	Automotive Service Center	\$245,050	\$575,000	30 Yrs! NAPA/ASE S. AZ	\$1,200,000
37	WCIB241279 SF13990	Branded Gas w/C-Store	\$189,984	\$575,000	25 Yrs! Absentee - 6 Pumps/12 Dispensers	NO
38	WCIC241219 SF13938	Pet Supplies & Grooming	\$252,994	\$559,000	Price w/Inventory 649K - Drive Thru	NO
39	WCIC241238 SF13955	Coin-Operated Laundromat	\$139,158	\$549,000	Semi-Absentee - 21 Washers 30 Dryers - S. AZ	NO
40	WCIC241233 SF13953	Pita Wrap Grill	\$328,740	\$499,000	EZ to Run - Little Competition	NO
41	WCIC241240 SF13957	American Burger Restaurant	\$245,332	\$499,000	Franchise - Good Location	NO
42	WCIB241292 SF14000	Convenience Store	\$189,600	\$499,000	20 Yrs! New Remodel & POS System	NO
43	WCIB241270 SF13982	Convenience Store Market	\$181,176	\$499,000	30 Yrs! Little Competition - Updated - E. Valley	NO
44	WCIC241250 SF13966	Branded Gas w/C-Store	\$175,900	\$499,000	30 Yrs! Busy Location - RE Avail.	\$2,100,000
45	WCIB241265 SF13979	Convenience Store	\$233,400	\$475,000	Low Rent - Little Competition - Fully Stocked	NO
46	WCIC241256 SF13970	Commercial HVAC Contactor	\$241,461	\$450,000	32 Yrs! Home Based - Loyal Customers	NO
47	WCIC241230 SF13947	Skin Care Franchise	\$0	\$437,500	Single/Multiple Locs Available	NO
48	WCIC241251 SF13967	Diner - Breakfast/Lunch/Dinner	\$299,259	\$399,000	#12 License - Indoor/Outdoor Seating	NO
49	WCIC241204 SF13925	HVAC Services	\$271,100	\$399,000	42 Yr! OWC - Over 2000 Repeat Customers	NO
50	WCIB241288 SF13997	Smoke & Vape Shop	\$204,760	\$399,000	Absentee - Fully Stocked	NO
51	WCIB241286 SF13995	Gas Station w/C-Store	\$154,404	\$399,000	23 Yrs! Absentee - Newly Remodeled	NO
52	WCIB241274 SF13985	Franchise - Shipping/Print/Mailboxes	\$143,941	\$399,000	Busy Season Just Started - S. AZ	NO
53	NAZ24980 SF13965	Boutique/Gift Shop	\$155,964	\$389,000	30 Yrs! Excellent Tourist Loc! N. AZ	NO
54	WCIC241218 SF13937	Full Service Commercial Plumbing	\$253,223	\$390,000	Comm! Only Accts - Room to Grow	NO
55	WCIC241188 SF13911	Nail Spa Franchise	\$156,300	\$349,000	Repeat Customers - 10 Pedi & Mani Stations	NO
56	WCIC241247 SF13422	North Indian Cuisine Restaurant	\$214,265	\$329,000	Popular Destination - #7 License	NO
57	WCIC241214 SF13934	99 Cent Store	\$362,160	\$300,000	20 Yrs! Major Cross St - Full Inventory - Add #10	NO
58	WCIC241193 SF13914	Barber Shop	\$134,880	\$299,000	OWC - Busy Plaza - Room to Grow	NO
59	NAZ24962 SF13923	CNC Machine Shop	\$134,355	\$278,000	Full Service - Repeat Customers - N. AZ	NO
60	WCIC241211 SF13932	Pizza & Wings Restaurant	\$221,700	\$275,000	28 Yrs! Little Competition - EZ to Run	NO
61	WCIC241253 SF13968	Specialty Vegan Bakery	\$166,052	\$275,000	Locally Sourced - Room to Grow - N. AZ	NO
62	WCIC241235 SF13951	Convenience Store	\$139,200	\$275,000	30 Yrs! #10 - Busy Loc - Fully Stocked!	NO
63	WCIC241216 SF13936	Convenience Store	\$125,520	\$275,000	45 Yrs! #10 - No Direct Competition - Rm to Grow	NO
64	WCIB241293 SF14001	Indian & Chinese Restaurant	\$115,800	\$275,000	13 Yrs! Semi-Absentee - #12	NO
65	WCIB241282 SF13599	Full Service Auto Repair	\$144,636	\$200,000	40+ Yrs! 5 Stars - OWC	NO

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REAL ESTATE ONLY

66	WCIC231144 SF13877	Commercial Real Estate (Bethany Home)			Zoned C-2 Medical - Major Freeway Access	\$1,100,000
67	WCIC241263 SF13978	Commercial RE (Eloy)			Empty C-Store on Site - S. AZ	\$1,100,000
68	WCIC241258 SF13972	Commercial RE (Williams)			Could Operate as Market/Smoke Shop - N. AZ	\$999,000
69	WCIC231119 SF13842	Commercial Real Estate			Zoned C-3 w/Tenant in Place - Cave Creek Rd	\$799,000
70	WCIB241268 SF13980	Commercial RE (Parker)			C-Store Closed - Pumps Active - AZ/NV Border	\$600,000