

OUR BEST BUYS - MARCH 2025

B	LISTING # SF #	BUSINESS NAME	SDE/OCF/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
1	WCIB241276 SF13987	Comm'l Electrical Contractor	\$4,641,164	\$18,500,000	17 Yrs! New Build & TI	NO
2	WCIB251300 SF14008	Building Contractor	\$4,900,000	\$15,000,000	53 Yrs! Rental Home Builds - Working Cap Inclcd	\$3,000,000
3	WCIC241189 SF13792	Civil Services - Grading/Excavating	\$3,911,166	\$12,000,000	350K of A/R Included + 2.1M EQ	NO
4	WCIC241223 SF13942	Smoke & Vape Shop	\$3,052,181	\$6,500,000	20 Yrs! Room to Grow by Adding #9	NO
5	WCIB251299 SF14007	Steel Fab & Installs	\$643,436	\$3,500,000	45 Yrs! ADOT & Municipal Projects	\$1,200,000
6	WCIB251303 SF14010	Liquor & Convenience Store	\$786,600	\$3,199,000	50 Yrs! No Direct Competition	NO
7	WCIC241222 SF13941	Smoke & Vape Shop	\$682,312	\$2,500,000	24 Yrs! Room to Grow by Adding #9	NO
8	WCIB241287 SF13996	Res/Comm Masonry Contractor	\$1,051,231	\$2,450,000	24 Yrs! Outdoor Masonry Projects	NO
9	WCIC241241 SF13958	Retail Mobility Products	\$553,581	\$1,600,000	35 Yrs! Sales/Svc/Rent - 2 Locs E. & W. Valley	NO
10	WCIC241262 SF13977	Auto Repair & Paint	\$498,814	\$1,600,000	Owners Established & Manage	\$1,600,000
11	NAZ24992 SF14013	Mfg & Installs of Roll Shutters	\$388,199	\$1,500,000	42 Yrs! Res/Comm Customers	NO
12	WCIC241234 SF13950	Retail Smoke Accessories	\$492,888	\$1,400,000	Est. Customer Base - Room to Grow	NO
13	WCIB251302 SF14009	Liquor & Convenience Store	\$113,640	\$1,395,000	36 Yrs! #9 - Great Loc	NO
14	WCIC231116 SF13838	Market & Liquor Store w/RE	\$577,992	\$1,300,000	40+ Yrs! Must Buy Res RE - S. AZ	\$1,200,000
15	WCIC241186 SF13758	Wholesale/Dist Smoke/Vape	\$462,013	\$1,300,000	19 Yrs! Large Customer Base	NO
16	WCIB241291 SF13999	Airport Shuttle & Transportation	\$392,195	\$1,295,000	30 Yrs! 26 Employees & 10 Vans	NO
17	WCIC241226 SF13945	Granite & Tile Fab/Installs	\$628,286	\$1,200,000	Fully Equipped Shop - Custom Jobs	NO
18	WCIB241273 SF13984	Res & Comm'l Cleaning Co	\$362,111	\$1,100,000	11 Yrs! Semi Absentee - Approx 200 Clients	NO
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	WCIC231163 SF13890	Branded Gas & C-Store	\$290,040	\$900,000	30 Yrs! Room to Grow	NO
22	WCIB241269 SF13981	Gas Station w/C-Store	\$467,400	\$899,000	30 Yrs! Semi-Absentee - Newly Remodeled W.AZ	\$2,400,000
23	WCIB241284 SF13993	Branded Gas Station w/C-Store	\$201,960	\$850,000	27 Yrs! 6 Pumps/12 Dispensers - S. AZ	NO
24	WCIB241278 SF13988	Franchise - Japanese Fast Food	\$314,415	\$825,000	High Traffic Area - Semi-Absentee	NO
25	WCIB241272 SF13983	Liquor Store w/RE	\$260,400	\$805,000	50+ Yrs! #9 - Absentee - Room to Grow - S. AZ	\$885,000
26	WCIB241290 SF13998	Custom Res/Comm Architecture	\$289,854	\$800,000	Design w/Green Focus	NO
27	WCIC241210 SF13938	Motorcycle Repairs & Sales	\$321,921	\$749,500	20 Yrs! Collision Repairs	NO
28	WCIC241246 SF13962	Branded Gas w/RE	\$381,900	\$700,000	24 Yrs! Little Comp. - New Pumps/Tanks	\$1,300,000
29	NAZ24974 SF13960	Chinese Food Restaurant	\$273,657	\$690,000	25 Yrs! Owner works PT - N. AZ	NO
30	WCIB241280 SF13991	Branded Gas w/C-Store	\$255,504	\$650,000	25+ Yrs! No Competiton - 8 Pumps/16 Dispensers	NO
31	WCIC241243 SF13709	Comm/Res HVAC	\$157,248	\$650,000	44 Yrs! OWC w/50% Down	NO

B	LISTING # SF #	BUSINESS NAME	SDE/OCF/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
32	WCIB251309 SF13939	Greek Restaurant	\$300,000	\$650,000	Near Stadium - OWC - 2M Invested	NO
33	WCIB241294 SF13789	Branded Gas w/C-Store	\$349,490	\$600,000	30 Yrs! Absentee - Grt Loc - NW. AZ	\$1,500,000
34	WCIB251306 SF13849	Car Wash - Detail - Tint	\$220,769	\$600,000	49 Yrs! East Valley - Repeat Customers	\$1,300,000
35	WCIB251308 SF14016	N. Valley Smoke & Vape Shop	\$272,400	\$599,000	Absentee - Repeat Customers/Low Rent	NO
36	WCIB241265 SF13979	Convenience Store	\$233,400	\$595,000	Low Rent - Little Competition - Fully Stocked	NO
37	WCIB241283 SF13992	Automotive Service Center	\$245,050	\$575,000	30 Yrs! NAPA/ASE S. AZ	\$1,200,000
38	WCIB241279 SF13990	Branded Gas w/C-Store	\$189,984	\$575,000	25 Yrs! Absentee - 6 Pumps/12 Dispensers	NO
39	WCIC241219 SF13938	Pet Supplies & Grooming	\$249,291	\$559,000	Price w/Inventory 649K - Drive Thru	NO
40	WCIC241238 SF13955	Coin-Operated Laundromat	\$139,158	\$549,000	Semi-Absentee - 21 Washers 30 Dryers - S. AZ	NO
41	WCIB251295 SF13953	Pita Wrap Grill	\$328,740	\$499,000	EZ to Run - Little Competition	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	WCIC241256 SF13970	Commercial HVAC Contactor	\$241,461	\$450,000	32 Yrs! Home Based - Loyal Customers	NO
46	WCIC241230 SF13947	Skin Care Franchise	\$0	\$437,500	Single/Multiple Locs Available	NO
47	WCIB251298 SF14006	Non-Surgical Medical Practice	\$148,420	\$425,000	25 Yrs! Room to Grow	NO
48	WCIC241251 SF13967	Diner - Breakfast/Lunch/Dinner	\$299,259	\$399,000	#12 License - Indoor/Outdoor Seating	NO
49	WCIB241288 SF13997	Smoke & Vape Shop	\$204,760	\$399,000	Absentee - Fully Stocked	NO
50	WCIC241240 SF13957	American Burger Restaurant	\$197,440	\$399,000	Franchise - Good Location	NO
51	WCIB251296 SF14004	Market w/Smoke & Vape	\$192,484	\$399,000	30 Yrs! Little Competition - Room to Grow	NO
52	NAZ25996 SF14014	Niche Res Glass & Mirror Co	\$192,008	\$399,000	23 Yrs! Repeat Customers - Rm to Grow - N. AZ	NO
53	WCIB241286 SF13995	Gas Station w/C-Store	\$154,404	\$399,000	23 Yrs! Absentee - Newly Remodeled	NO
54	WCIB241274 SF13985	Franchise - Shipping/Print/Mailboxes	\$143,941	\$399,000	Busy Season Just Started - S. AZ	NO
55	WCIC241218 SF13937	Full Service Commercial Plumbing	\$253,223	\$390,000	Comm'l Only Accts - Room to Grow	NO
56	NAZ24989 SF14002	Vehicle Recovery & Towing	\$122,799	\$340,000	40+ Regular Clients	NO
57	NAZ24980 SF13965	Boutique/Gift Shop	\$102,379	\$310,000	30 Yrs! Excellent Tourist Loc! N. AZ	NO
58	WCIC241214 SF13934	99 Cent Store	\$362,160	\$300,000	20 Yrs! Major Cross St - Full Inventory - Add #10	NO
59	NAZ24983 SF13973	Clothing Boutique	\$122,624	\$279,000	Absentee - 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
61	WCIB241293 SF14001	Indian & Chinese Restaurant	\$115,800	\$275,000	13 Yrs! Semi-Absentee - #12	NO
63	WCIB251305 SF14012	Nail Salon & Spa	\$78,060	\$260,000	Franchise - 20 Pedi & 12 Mani Stations	NO
64	WCIB251304 SF14011	Pizza Restaurant	\$90,800	\$249,000	Franchise - Absentee - New Build	NO
65	WCIB241282 SF13599	Full Service Auto Repair	\$144,636	\$200,000	40+ Yrs! 5 Stars - OWC	NO
66	WCIC241247 SF13422	North Indian Cuisine Restaurant	\$214,265	\$199,000	Popular Destination - #7 License	NO
67	WCIB251307 SF14015	E. Valley Smoke & Vape Shop	\$91,680	\$199,000	Absentee - Repeat Customers/Low Rent	NO

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REAL ESTATE ONLY

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