

## OUR BEST BUYS - FEBRUARY 2026

B	LISTING # SF #	BUSINESS NAME	SDE/OCF/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
1	WCIB251382 SF14088	Garden & Landscape Business	\$1,108,611	\$3,500,000	42 Yrs! Inventory Additional - Must Buy RE	\$5,000,000
2	WCIB261402 SF14101	Flooring Distributor	\$1,186,356	\$3,375,000	2 Locs - PT Seller - Mostly Repeat Business	NO
3	WCIB251359 SF14064	Outpatient Mental Health Services	\$643,649	\$2,995,000	20+ Yrs! PT Clinician/Owner	NO
4	WCIB251332 SF14039	Established Dental Practice	\$1,005,353	\$2,450,000	40+ Yrs! In House Lab - 5 Rooms	\$750,000
5	WCIB251354 SF14065	Branded Gas Station w/RE	\$814,215	\$2,390,000	Fully Remodeled - EV Charging - NW. AZ	\$3,500,000
6	WCIB261401 SF14103	Luxury Nail Salon	\$680,868	\$2,375,000	Absentee - Fully Remodeled	NO
7	WCIB251400 SF14098	Liquor Store	\$1,152,238	\$2,300,000	50+ Yrs! #9 License - Near Colleges - S. AZ	NO
8	WCIB251360 SF14067	Tire Shop Sales & Service	\$589,530	\$2,100,000	57 Yrs! 2 Businesses 1 Location - E. Valley	NO
9	WCIB251355 SF14061	Truck Stop w/Real Estate	\$496,800	\$2,000,000	55+ Yrs! #10 - Must Purchase RE - S. AZ	\$4,500,000
10	WCIB251336 SF14042	Gas Station w/C-Store	\$648,600	\$1,890,000	30 Yrs! 10 Yrs Fuel Agrmt - Fully Stocked	Yes
11	WCIB251398S F14099	Gas Station w/Real Estate	\$710,400	\$1,880,000	40+ Yrs! Absentee - High Traffic Area	\$3,070,000
12	WCIB251339 SF14044	Gas Station w/C-Store & Deli	\$707,340	\$1,500,000	20+ Yrs! High Tourist Traffic - AZ Border	\$7,200,000
13	WCIB251381 SF14085	E-Commerce	\$421,665	\$1,500,000	Seasonal - Growth Possible	NO
14	WCIB251342 SF14045	Gas Station, Car Wash, Fast Food	\$831,336	\$1,400,000	#9 License - New Systems - Upgrades - N. AZ	\$7,000,000
15	WCIB251353 SF14059	Branded Gas Station w/C-Store	\$528,500	\$1,400,000	25 Yrs! Newly Renovated - High Foot Traffic	\$3,295,000
16	WCIB251340 SF14046	Gas Station w/C-Store & Laundry	\$545,388	\$1,300,000	30 Yrs! Absentee - Car Wash - W. AZ	\$6,600,000
17	WCIB251357 SF14063	High End Smoke Shop	\$380,640	\$1,250,000	16 Yrs! OWC - Est. Customer Base	NO
18	WCIB251346 SF14052	General Market w/RE	\$473,380	\$1,245,000	100+ Yrs! Historic Market - Room to Expand	\$1,250,000
19	WCIB251386 SF13935	Branded Gas Station w/C-Store & RE	\$465,222	\$1,200,000	30 Yrs! Recently Remodeled - S. AZ	\$3,790,000
20	WCIB251341 SF14047	Gas Station w/C-Store & Liquor	\$309,528	\$1,000,000	30+ Yrs! #9 License - AZ Border	\$3,500,000
21	WCIB251337 SF14043	Branded Gas Station	\$306,192	\$1,000,000	39 Yrs! Absentee - Room to Expand	\$3,500,000
22	WCIB251361 SF14068	Specialty Construction Firm	\$233,091	\$1,000,000	29 Yrs! Foundation Systems	NO
23	WCIB251319 SF14027	Nail Salon & Spa	\$407,130	\$975,000	SW Valley - Great Reviews	NO
24	WCIB251351 SF13169	Concrete Contractor & Installation	\$440,696	\$950,000	28 Yrs! High End Residential	NO
25	WCIB251379 SF14086	Liquor & Grocery w/RE	\$389,592	\$950,000	60+ Yrs! #9 - 4 Bedroom Home - S. AZ	\$1,340,000
26	WCIB251380 SF13838	Liquor & Grocery	\$310,392	\$950,000	60+ Yrs! #9 - Food Tenant Income - S. AZ	NO
27	WCIB251397 SF14100	Asian Fusion Restaurant w/Entertainment	\$389,566	\$899,000	Semi-Absentee - High Foot Traffic Area	NO
28	WCIB251390 SF13834	Branded Gas Station w/RE	\$400,389	\$895,000	Absentee - Must Buy RE - N. AZ	\$2,100,000
29	WCIB251367 SF14075	Full Service Car Wash	\$365,040	\$875,000	45 Yrs! Absentee - Near College	NO
30	WCIB251395 SF13832	Branded Gas Station w/RE	\$181,834	\$795,000	Absentee - Must Buy RE - N. AZ	\$2,500,000
31	WCIB251356 SF14062	Smoke Shop - Prime Location	\$251,316	\$725,000	Absentee - Fully Stocked w/Humidor	NO

B	LISTING # SF #	BUSINESS NAME	SDE/OCF/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
32	WCIB251377 SF14081	Branded Gas Station w/RE	\$314,552	\$700,000	20 Yrs! #10 - Car Wash - Must buy RE - N. AZ	\$3,500,000
33	WCIB251347 SF14054	Smoke Shop	\$138,336	\$699,000	Absentee - Loyal Customer Base	NO
34	WCIB251345 SF14051	Gas, C-Store w/Fast Food	\$235,080	\$600,000	Semi-Absentee - New C-Store	\$4,200,000
35	WCIB251388 SF14095	C-Store & Cell Phone Repair	\$198,000	\$550,000	20+ Yrs! Great Visibility - Low Rent	NO
36	WCIB251389 SF14094	C-Store & Smoke Shop	\$169,800	\$550,000	Great Visibility - Little Competition	NO
37	WCIB251334 SF13596	Grocery Store w/Laundromat	\$121,800	\$499,000	60 Yrs! Absentee - Near Major Campus	NO
38	WCIB251311 SF14018	Healthy Deli & Café	\$171,252	\$475,000	E. Valley Loc - Juice/Salads - Low Rent	NO
39	WCIB251364 SF14071	Branded Gas Station & C-Store	\$143,016	\$410,000	25 Yrs! #10 - Semi-Absentee	NO
40	NAZ25112 SF14073	High End Garden Décor	\$116,526	\$400,000	Room to Grow - Excellent Visibility	NO
41	WCIB251365 SF14072	Neighborhood Market	\$129,540	\$389,000	30 Yrs! #10 - Lottery - Loyal Customer Base	NO
42	WCIB251378 SF14087	Ethnic Grocery & Fast Food	\$199,740	\$370,000	20 Yrs! Prime Location - Low Rent	NO
43	NAZ25115 SF14083	Casual Bistro	\$141,991	\$355,000	Breakfast & Lunch - N. AZ	NO
44	WCIB261403 SF14102	Catering Business w/RE	\$197,085	\$350,000	44 Yrs! #7 Liquor License - OWC	\$850,000
45	WCIB251387 SF14093	Upscale Ethnic Dining	\$164,856	\$349,000	A+ Rated - Indoor/Outdoor Seating	NO
46	WCIB251331 SF14037	Convenience Store	\$116,440	\$349,000	40 Yrs! #10 - Central Phx Location	NO
47	WCIB241251 SF13967	Family Diner	\$238,146	\$339,000	#12 License - Catering - Indoor/Outdoor Seating	NO
48	WCIB251338 SF14048	Smoke & Vape Shop	\$122,160	\$329,000	High Foot Traffic on Corner	NO
49	NAZ25113 SF14079	Residential Plumbing Company	\$102,178	\$310,000	Home Based - 4 Fully Equipped Vehicles - N. AZ	NO
50	WCIB251317 SF14025	Superfood Café	\$95,911	\$300,000	E. Valley - Healthy Eating - Heavy Traffic	NO
51	NAZ24983 SF13973	Luxury Clothing Boutique	\$122,552	\$279,000	Absentee - N. AZ	NO
52	WCIB251392 SF13831	Branded Gas w/Laundromat	\$133,602	\$250,000	Absentee - Must Buy RE - N. AZ	\$1,000,000
53	WCIB251391 SF13833	Unbranded Gas w/Car Wash	\$33,132	\$245,000	Absentee - Must Buy RE - N. AZ	\$750,000
54	WCIB25185 SF14091	C-Store w/Drive-Thru	\$64,284	\$175,000	High Traffic Loc - Room to Grow - SW. AZ	NO
55	NAZ25997 SF13926	Wine Bar & Tasting	\$65,799	\$170,000	14 Yrs! Grt Loc - Room to Grow - N. AZ	NO
56	WCIB251362 SF14069	Niche Boutique	\$72,543	\$169,000	Inventory Included - Motivated Seller	NO
57	WCIB251344 SF14050	Pack, Ship and Print	\$56,091	\$165,000	20 Yrs! Full Service - Fingerprinting	NO
58	WCIB251393 SF13835	Branded Gas Station w/Car Wash	\$116,646	\$150,000	Absentee - Must Buy RE - N. AZ	\$1,200,000
59	WCIB251394 SF13836	Gas Station w/RE	\$104,758	\$145,000	Absentee - Must Buy RE - N. AZ	\$750,000
60	WCIB251333 SF14049	Home Health Care Franchise	\$0	\$50,000	Start-Up Franchise Opportunity	NO

### REAL ESTATE ONLY

61	WCIB251376 SF14080	Commercial RE (Glendale)			Newly Built Car Wash Site	\$6,790,000
62	WCIB251373 SF14084	Commercial RE (Phx)			Ready for Development	\$2,500,000
63	WCIB251313 SF14020	Commercial RE (Phx)			Existing Tenant Pays \$5,700/Month	\$600,000
64	WCIB251396 SF13837	Commercial RE (Pinetop)			Previous Gas Station (No Tanks) N. AZ	\$595,000