

## OUR BEST BUYS - MAY 2026

B	LISTING # SF #	BUSINESS NAME	SDE/OCF/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
1	WCIB261418 SF13987	Comm'l Electrical Contractor	\$4,710,965	\$18,500,000	18 Yrs! New Builds & TI	NO
2	WCIB251382 SF14088	Garden & Landscape Business	\$1,394,963	\$3,500,000	42 Yrs! Inventory Additional - Must Buy RE	\$5,000,000
3	WCIB261402 SF14101	Flooring Distributor	\$1,283,754	\$3,375,000	2 Locs - PT Seller - Mostly Repeat Business	NO
4	WCIB251359 SF14064	Outpatient Mental Health Services	\$643,649	\$2,995,000	20+ Yrs! PT Clinician/Owner	NO
5	WCIB261405 SF14104	Branded Gas Station w/C-Store	\$863,561	\$2,700,000	65 yrs! Absentee - #10 Liquor - RE Available	YES
6	WCIB261409 SF15000	Turn-Key Cabinet Mfg & Installs	\$767,319	\$2,500,000	Bus & RE Combined is \$6.9M	YES
7	WCIB251332 SF14039	Established Dental Practice	\$1,005,353	\$2,450,000	40+ Yrs! In House Lab - 5 Rooms	\$750,000
8	WCIB251400 SF14098	Liquor Store	\$1,152,238	\$2,300,000	50+ Yrs! #9 License - Near Colleges - S. AZ	NO
9	WCIB251360 SF14067	Tire Shop Sales & Service	\$589,530	\$2,100,000	57 Yrs! 2 Businesses 1 Location - E. Valley	NO
10	WCIB261407 SF13948	Liquor Store w/Drive Thru	\$496,680	\$2,100,000	30+ Yrs! #9 License - Absentee	NO
11	WCIB261417 SF15009	IT Services Business	\$787,492	\$1,925,000	New Strategy = Rapid Growth	NO
12	WCIB251336 SF14042	Gas Station w/C-Store	\$648,600	\$1,890,000	30 Yrs! 10 Yrs Fuel Agrmt - Fully Stocked	Yes
13	WCIB261416 SF15008	Laundromat w/Real Estate	\$321,888	\$1,600,000	Semi-Absentee - Fully Staffed - Open 24 Hrs	\$675,000
14	WCIB251339 SF14044	Gas Station w/C-Store & Deli	\$707,340	\$1,500,000	20+ Yrs! High Tourist Traffic - AZ Border	\$7,200,000
15	WCIB251381 SF14085	E-Commerce	\$442,681	\$1,500,000	Seasonal - Growth Possible	NO
16	WCIB251342 SF14045	Gas Station, Car Wash, Fast Food	\$831,336	\$1,400,000	#9 License - New Systems - Upgrades - N. AZ	\$7,000,000
17	WCIB251353 SF14059	Branded Gas Station w/C-Store	\$528,500	\$1,400,000	25 Yrs! Newly Renovated - High Foot Traffic	\$3,295,000
18	WCIB251340 SF14046	Gas Station w/C-Store & Laundry	\$545,388	\$1,300,000	30 Yrs! Absentee - Car Wash - W. AZ	\$6,600,000
19	WCIB251346 SF14052	General Market w/RE	\$473,380	\$1,245,000	100+ Yrs! Historic Market - Room to Expand	\$1,250,000
20	WCIB251386 SF13935	Branded Gas Station w/C-Store & RE	\$465,222	\$1,200,000	30 Yrs! Recently Remodeled - S. AZ	\$3,790,000
21	WCIB251341 SF14047	Gas Station w/C-Store & Liquor	\$309,528	\$1,000,000	30+ Yrs! #9 License - AZ Border	\$3,500,000
22	WCIB251337 SF14043	Branded Gas Station	\$306,192	\$1,000,000	39 Yrs! Absentee - Room to Expand	\$3,500,000
23	WCIB251361 SF14068	Specialty Construction Firm	\$233,091	\$1,000,000	29 Yrs! Foundation Systems	NO
24	WCIB251357 SF14063	High End Smoke Shop	\$372,840	\$999,999	16 Yrs! OWC - Est. Customer Base	NO
25	WCIB251319 SF14027	Nail Salon & Spa	\$407,130	\$975,000	SW Valley - Great Reviews	NO
26	WCIB251328 SF14034	Non-Emergency Transportation	\$307,518	\$975,000	20+ Yrs! 18 Vehicles - Statewide - N. AZ	NO
27	WCIB251351 SF13169	Concrete Contractor & Installation	\$440,696	\$950,000	28 Yrs! High End Residential	NO
28	WCIB251379 SF14086	Liquor & Grocery w/RE	\$389,592	\$950,000	60+ Yrs! #9 - 4 Bedroom Home - S. AZ	\$1,340,000
29	WCIB251380 SF13838	Liquor & Grocery	\$310,392	\$950,000	60+ Yrs! #9 - Food Tenant Income - S. AZ	NO
30	WCIB261414 SF15006	Market, Bar & Restaurant	\$487,020	\$850,000	30 Yrs! Semi-Absentee - Remodeled - S.AZ	\$500,000
31	WCIB251397 SF14100	Asian Fusion Restaurant w/Entertainment	\$277,039	\$800,000	Semi-Absentee - High Foot Traffic Area	NO

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32	WCIB251395 SF13832	Branded Gas Station w/RE	\$181,834	\$795,000	Absentee - Must Buy RE - N. AZ	\$2,500,000
33	WCIB251356 SF14062	Smoke Shop - Prime Location	\$251,316	\$725,000	Absentee - Fully Stocked w/Humidor	NO
34	WCIB251377 SF14081	Branded Gas Station w/RE	\$314,552	\$700,000	20 Yrs! #10 - Car Wash - Must buy RE - N. AZ	\$3,500,000
35	WCIB261413 SF15005	Wholesale Merchandise & Retail	\$131,388	\$700,000	20 Yrs! Semi-Absentee - Inventory Included	NO
36	WCIB251345 SF14051	Gas, C-Store w/Fast Food	\$235,080	\$600,000	Semi-Absentee - New C-Store	\$4,200,000
37	WCIB261404 SF15003	Landscape Maintenance Company	\$251,967	\$595,000	30+ Yrs! Cash Flow Reflects Hands on Owner	NO
38	WCIB251388 SF14095	C-Store & Cell Phone Repair	\$198,000	\$550,000	20+ Yrs! Great Visibility - Low Rent	NO
39	WCIB251389 SF14094	C-Store & Smoke Shop	\$169,800	\$550,000	Great Visibility - Little Competition	NO
40	WCIB261406 SF13926	Branded Gas Station w/RE	\$270,000	\$500,000	High Fuel Margins - #10 Liquor - New Kitchen	\$2,990,000
41	WCIB251334 SF13596	Grocery Store w/Laundromat	\$121,800	\$499,000	60 Yrs! Absentee - Near Major Campus	NO
42	WCIB261412 SF13937	Commercial Plumbing	\$251,719	\$425,000	Commercial Accts Only - Room to Grow	NO
43	WCIB251365 SF14072	Neighborhood Market	\$129,540	\$389,000	30 Yrs! #10 - Lottery - Loyal Customer Base	NO
44	WCIB251378 SF14087	Ethnic Grocery & Fast Food	\$199,740	\$370,000	20 Yrs! Prime Location - Low Rent	NO
45	WCIB261415 SF15007	Pizza Restaurant	\$105,527	\$357,000	Liquor License - Owner Operated - S. AZ	NO
46	WCIB261403 SF14102	Catering Business w/RE	\$197,085	\$350,000	44 Yrs! #7 Liquor License - OWC	\$850,000
47	WCIB251387 SF14093	Upscale Ethnic Dining	\$164,856	\$349,000	A+ Rated - Indoor/Outdoor Seating	NO
48	WCIB251338 SF14048	Smoke & Vape Shop	\$122,160	\$329,000	High Foot Traffic on Corner	NO
49	WCIB261410 SF15001	Franchise Sub Shop (G)	\$136,800	\$299,000	Desirable East Valley Location	NO
50	WCIB241251 SF13967	Family Diner	\$161,482	\$249,000	#12 License - Catering - Indoor/Outdoor Seating	NO
51	WCIB261411 SF15002	Franchise Sub Shop (C)	\$85,080	\$200,000	1 of 2 Available in East Valley	NO
52	WCIB251362 SF14069	Niche Boutique	\$72,543	\$199,000	Inventory Included - Motivated Seller	NO
53	WCIB25185 SF14091	C-Store w/Drive-Thru	\$64,284	\$175,000	High Traffic Loc - Room to Grow - SW. AZ	NO
54	WCIB251344 SF14050	Pack, Ship and Print	\$56,091	\$165,000	20 Yrs! Full Service - Fingerprinting	NO
55	WCIB251333 SF14049	Home Health Care Franchise	\$0	\$50,000	Start-Up Franchise Opportunity	NO

### REAL ESTATE ONLY

56	WCIB251376 SF14080	Commercial RE (Glendale)			Newly Built Car Wash Site	\$6,790,000