Tanko, Sapra and Hayes, Inc. DBA
BUSINESS SALES

Red = New Listings
Blue = Updated Earns/Price

OUR BEST BUYS - NOVEMBER 2026

B	LISTING # SF #	BUSINESS NAME	SDE/OCF/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
1	WCIB261457 SF15041	Heavy Equipment Mfg & Dealer	$1,036,144	$4,000,000	20+ Yrs! $1M Inventory Included - Growing	NO
2	WCIB251382 SF14088	Garden & Landscape Business	$1,394,962	$3,000,000	42 Yrs! Inventory Additional - Must Buy RE	$5,500,000
3	WCIB261437 SF15025	High Volume Liquor Store	$457,800	$2,575,000	50+ Yrs! Remodeled - East Valley	NO
4	WCIB261409 SF15000	Turn-Key Cabinet Mfg & Installs	$767,319	$2,500,000	Bus & RE Combined is $6.9M	YES
5	WCIB261430 SF13673	Liquor Store w/Drive Thru	$423,072	$2,250,000	42 Yrs! Repeat Customers	NO
6	WCIB261401 SF14103	Luxury Nail Salon	$680,868	$2,150,000	Absentee - Fully Remodeled	NO
7	WCIB261447 SF13841	Wholesale Tobacco Distributors	$749,796	$1,600,000	EZ to Run - Repeat Biz - Room to Grow	NO
8	WCIB261449 SF15034	Neighborhood Liquor Store	$124,128	$1,490,000	40+ Yrs! #9 Liquor Valued at 1M Included	NO
9	WCIB261443 SF15029	High Volume Liquor Store	$545,100	$1,425,000	25 Yrs! Absentee - Fully Stocked - N. AZ	NO
10	WCIB261441 SF15028	Gold & Silver Dealer	$520,363	$1,350,000	Highly Visible - Seller Retiring	NO
11	WCIB261416 SF15008	Laundromat w/Real Estate	$367,477	$1,315,000	Semi-Absentee - Fully Staffed - Open 24 Hrs	$675,000
12	WCIB261459 SF15043	Smoke Shop & C-Store	$366,000	$1,200,000	2 Biz in 1 - #10 Liquor - Hot Location	NO
13	WCIB261453 SF15038	Auto/RV Repair & Supply	$309,287	$1,090,000	20 Yrs! Growth Possible - Must Buy RE - N. AZ	$1,100,000
14	WCIB251319 SF14027	Nail Salon & Spa	$407,130	$975,000	SW Valley - Great Reviews	NO
15	WCIB251328 SF14034	Non-Emergency Transportation	$307,518	$975,000	20+ Yrs! 18 Vehicles - Statewide - N. AZ	NO
16	WCIB261421 SF15012	Nail Salon	$448,500	$850,000	Absentee Run - Seller Financing Avail. - S. AZ	NO
17	WCIB261458 SF15042	Renovated Motel	$185,000	$840,000	27 Rms - Rte 66 - Mgr Accomodations Onsite	$2,650,000
18	WCIB251395 SF13832	Branded Gas Station w/RE	$181,834	$795,000	Absentee - Must Buy RE - N. AZ	$2,500,000
19	WCIB261460 SF15044	Mexican Restaurant & Bar	$281,760	$775,000	#12 Liquor - Room to Grow - Central Loc	NO
20	WCIB261445 SF15032	Indian Fast Food Restaurant	$299,700	$749,000	Grt Loc - Near College/Airport/Hotels	NO
21	WCIB261442 SF15030	2 C-Stores - 1 w/RE	$284,448	$700,000	#10 - Year Round Traffic - Must Buy RE - N. AZ	$1,200,000
22	WCIB261444 SF15031	Full Service Fiduciary Services	$233,772	$700,000	38 Yrs! Seller Retiring - N. AZ	NO
23	WCIB261424 SF15015	Senior Medical Fiduciary Services	$224,908	$700,000	26 Yrs! Nice Bldg Listed at 1M - **Can Be Moved**	$1,000,000
24	WCIB261413 SF15005	Wholesale Merchandise & Retail	$131,388	$700,000	20 Yrs! Semi-Absentee - Inventory Included	NO
25	WCIB261414 SF15006	Market & Restaurant	$487,020	$699,900	30 Yrs! Semi-Absentee - Remodeled - S.AZ	$500,000
26	WCIB261433 SF13994	Branded Gas Station	$249,360	$699,000	Absentee - 6 Pumps/12 Dispensers - S. AZ	NO
27	WCIB241432 SF13993	Branded Gas Station w/C-Store	$321,960	$650,000	27 Yrs! 6 Pumps/12 Dispensers - S. AZ	NO
28	WCIB261438 SF15026	Sushi Restaurant	$328,380	$599,000	#12 - Affluent Neighborhood - East Valley	NO
29	WCIB261451 SF15036	Premier Nail Salon	$320,172	$599,000	Heavy Traffic - East Valley	NO
30	WCIB261450 SF15035	Turn-Key Chiropractic	$207,729	$579,000	Impressive, Upscale Location	NO
31	WCIB261439 SF15027	Smoke & Vape Accessories	$449,864	$550,000	Mfg and Distribution	NO

THE ABOVE BUSINESSES ARE PREDICTED TO BE THE NEXT TO SELL AS THEY ARE ALL EXCELLENT OPPORTUNITIES!
10/30/2026

B	LISTING # SF #	BUSINESS NAME	SDE/OCF/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
32	**WCIB251388 SF14095**	C-Store & Cell Phone Repair	$198,000	$550,000	20+ Yrs! Great Visibility - Low Rent	NO
33	**WCIB251389 SF14094**	C-Store & Smoke Shop	$169,800	$550,000	Great Visibility - Little Competition	NO
34	**WCIB261406 SF13926**	Branded Gas Station w/RE	$270,000	$500,000	High Fuel Margins - #10 Liquor - New Kitchen	$2,990,000
35	**WCIB261423 SF15014**	Residential Retrofit HVAC	$242,177	$500,000	20+ Yrs! Home Based - 5 Star Reviews	NO
36	**WCIB261454 SF15039**	Japanese Grill Franchise (A)	$172,200	$499,000	Visible - Absentee - 1 of 2 Popular Locations	NO
37	**WCIB261452 SF15037**	Medical Lab - Diagnostic Pathology Svcs	$161,401	$450,000	19 Yrs! Mgmt, Therapy, Prognosis	$2,100,000
38	**WCIB261412 SF13937**	Commercial Plumbing	$205,431	$425,000	Commercial Accts Only - Room to Grow	NO
39	**WCIB261435 SF15023**	Branded Gas Station	$150,720	$399,000	30 Yrs! #10 Liquor License - S. AZ	NO
40	**WCIB261425 SF15016**	Cigar Lounge	$184,780	$375,000	Private Destination Loc - Repeat Customers	NO
41	**WCIB261403 SF14102**	Catering Business w/RE	$197,085	$350,000	44 Yrs! #7 Liquor License - OWC	$850,000
42	**WCIB261436 SF15024**	Smoke Shop & C-Store	$160,260	$350,000	Hi-Traffic Corridor - Multiple Rev Streams	NO
43	**WCIB251361 SF14068**	Specialty Construction Firm	$113,211	$350,000	29 Yrs! Foundation Systems	NO
44	**WCIB261415 SF15007**	Pizza Restaurant	$133,654	$349,000	Liquor License - Owner Operated - S. AZ	NO
45	**WCIB261426 SF15017**	Smoke Shop	$153,780	$325,000	Absentee - Inventory Included	NO
46	**WCIB261434 SF15022**	Branded Gas Station	$128,640	$299,000	Absentee - #10 - Recently Remodeled - S. AZ	NO
47	**WCIB261455 SF15040**	Japanese Grill Franchise (S)	$127,200	$299,000	Absentee - 1 of 2 Popular Locations	NO
48	**WCIB261429 SF15020**	Franchise C-Store	$101,400	$249,000	Semi-Absentee - Franchisor Pays Rent/Utilities	NO
49	**WCIB261448 SF15033**	Jewelry Store	$78,132	$180,000	Owner Operated - Inventory Additional	NO
50	**WCIB261411 SF15002**	Franchise Sub Shop (C)	$85,080	$75,000	1 of 2 Available in East Valley	NO
51	**WCIB251333 SF14049**	Home Health Care Franchise	$0	$50,000	Start-Up Franchise Opportunity	NO

REAL ESTATE ONLY
