

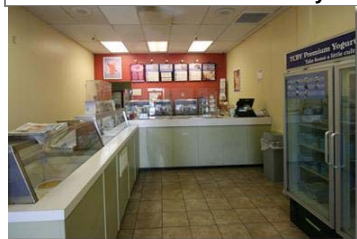
Village Land Shoppe - (928) 525-1125 - WWW.VILLAGELANDSHOPPE.COM

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Client Detail Report

Listings as of 07/01/11 at 12:24pm

Active 06/30/10 **Listing # 141732** **1530 S Riordan Ranch St Flagstaff, AZ 86001** **Listing Price: \$29,900**
County: Coconino **Cross St: Chambers**



Prop Type	Business Opportunity	Prop Subtype(s)	Cafe-Restaurant-Bar
Region	NWC - 157	Approx Square Feet	1485 County
Year Built	1983	Price/Sq Ft	\$20.13
APN	10319001W	Lot Acres (approx)	
DOM	338		

[See Additional Pictures](#)

Listing Office Village Land Shoppe

Directions South Milton to Chambers next to Hastings

Marketing Remark Tasty business opportunity! Equipment and location for sale with optional TCBY franchise available. 19 years in this prime Milton location. Close to NAU, next to Hastings and the new Bookmans. \$1550 per month lease. All equipment, signs and inventory included and price does not include franchise. Call for more details.

Key Words

LP/Grs Sales	CLO	Net Op Income	\$20-29,999
Down Payment	Submit	Gross Sales	\$100-149,999
Bldg/Space Size	1,000-1,499	No. Units Model	1-20
REO	No	Short Sale	No
Business Name	TCBY	Amount/Month	1550
Zoned	C009	Gross Sales	145717.74
Cost Goods	61,279.59	Op Expense	63665.25
Net Op Income (NOI)	20772.90	SPDS	Yes

Features

Sale Price Includes	Business, Fixtures, Equipment, Inventory, Personal Property	Existing Finan/Fees	Franchise Fee
Info On File	Balance Sheet, Profit/Loss, SPDS	Wants	Cash
Training	Two Weeks (11 days)	Tenant Pays	Electric, Water/Sewer
Management	Owner	Parking Space	21+ (Shared lot)
Heating/Cooling	Central A/C	Floors	Ceramic Tile
Location	Shopping Ctr/Mall		

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

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