

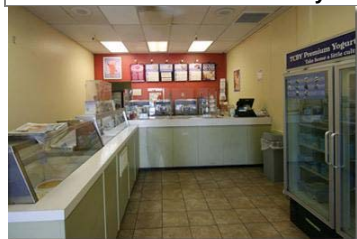
# Village Land Shoppe - (928) 525-1125 - WWW.VILLAGELANDSHOPPE.COM

## info@villagelandshoppe.com

### 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**



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

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

#### Features

<b>Sale Price Includes</b>	Business, Fixtures, Equipment, Inventory, Personal Property	<b>Existing Finan/Fees</b>	Franchise Fee
<b>Info On File</b>	Balance Sheet, Profit/Loss, SPDS	<b>Wants</b>	Cash
<b>Training</b>	Two Weeks (11 days)	<b>Tenant Pays</b>	Electric, Water/Sewer
<b>Management</b>	Owner	<b>Parking Space</b>	21+ (Shared lot)
<b>Heating/Cooling</b>	Central A/C	<b>Floors</b>	Ceramic Tile
<b>Location</b>	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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U.S. Patent 6,910,045



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