

FOR SALE | BUSINESS

Turn-Key Restaurant - Drastic Price Reduction!!!

111 Coors Blvd. NW | Albuquerque, NM 87121



MIKE BARKER

Principal

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Turn-Key Restaurant - Pay Only \$129,500 For \$500,000 Of Equip. & Build-out

111 Coors Blvd. NW | Albuquerque, NM 87121



PROPERTY SUMMARY

Sale Price: \$129,500

Terms: Possible Owner Financing
with strong down payment

Building Size: 6,000 SF

Cross Streets: Coors Boulevard & Central
Ave.

****Please do not disturb
ownership or employees,
contact Broker directly****

PROPERTY OVERVIEW

Own a first rate restaurant with over \$500,000 of equipment and build-out for the low price of \$129,500. This restaurant is in a premier Westside location situated within a grocery anchored shopping center. This is a turn-key opportunity to own an existing, successful, and profitable Mexican Restaurant. Current owner just added a bar area with 8 beer brews on tap. Owner will consider owner financing with a strong down payment. Contact Mike Barker for more information. 505-401-6268.

PROPERTY HIGHLIGHTS

- Asking Sale price: \$129,500
- \$700,000 in annual gross revenue with year over year growth
- Includes over \$500,000 of new restaurant equipment, furniture, fixtures and build-out.
- Just added a bar area with 8 beers on Tap (great additional revenue potential)
- Existing trade-name will need to be re-branded
- Prominent end-cap fronting Coors Blvd at signalized intersection of Coors and Central.
- Adjacent Tenants include Smiths Grocery, Dion's Pizza, and Walgreens
- Below market rental rate on 6,000 SF with lease to be assumed by business buyer
- 62,500 cars per day traffic count

Pricing subject to change without notice. The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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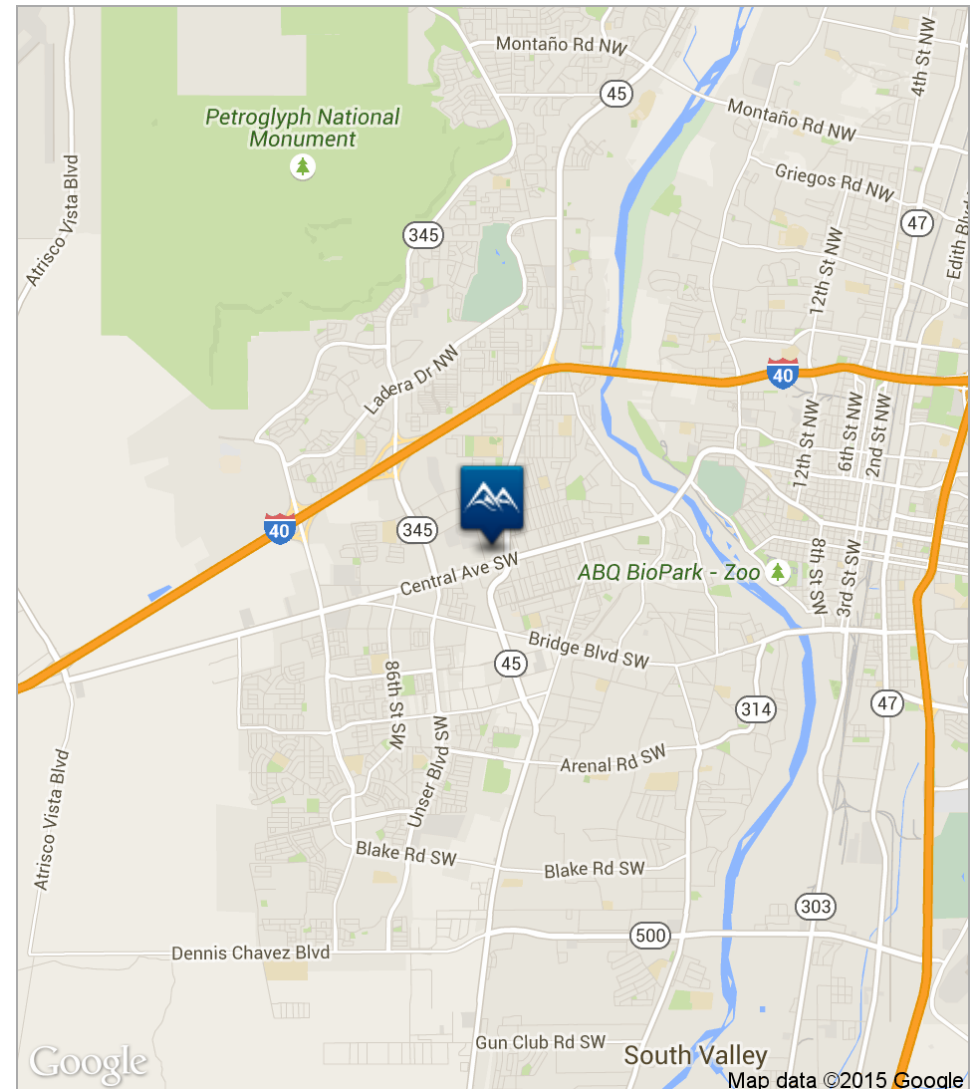
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	1 Mile	10 Miles	30 Miles
Total Population	14,738	473,176	984,873
Population Density	4,691	1,506	348
Median Age	28.6	33.8	36.6
Median Age (Male)	28.6	32.7	35.4
Median Age (Female)	28.4	34.8	37.7
Total Households	4,824	182,775	386,115
# of Persons Per HH	3.1	2.6	2.6
Average HH Income	\$39,955	\$57,692	\$63,702
Average House Value	\$133,115	\$201,798	\$214,032

* Demographic data derived from 2010 US Census