

THE MANOR HOUSE RESTAURANT & ROCK 'N HORSE SALOON

415 E. Highway 70, Safford, AZ 85546



Tours are by appointment ONLY. Do not disturb employees. Call broker to set up appointment.

The Opportunity

The Manor House Restaurant was built in 1997 as a restaurant, bar and conference center. The building is approximately 21,000 square feet located on approximately 2 acres of land. The restaurant has a Class 12 Food and Beverage License.

Included with a full commercial kitchen is five freezer units, gas stoves, and commercial ovens. A separate area is designated for beverage preparation to allow for easy flow in the kitchen. The main dining room seats approximately 150 guests with tables for four, or booths that seat up to 8. There are an additional 88 seats in the bar. The outdoor dining area has 52 seats with an additional 12 seats at the outdoor bar. The banquet rooms can seat up to 300 people at round tables and 500 with theatre seating. There are approximately 80 parking spots on site.

The husband and wife owners, both in their 70s, are wanting to retire. The revenues

on the restaurant are fair, but they feel like both the revenues and profit would improve with a hands-on owner/manager who could focus the majority of their time on the restaurant instead of splitting their time with other business entities.

During a recent storm in Safford, The Manor House suffered roof damage as well as damage to some of their air conditioning units. As a result of this, the insurance company has agreed to repair the roof and replace 10 of the AC units. The anticipated time frame for doing so is within the next six months.

The owners of the property own the Quality Inn and Suites located across the street from the restaurant. This property is also for sale and the properties can be purchased together or separately.

\$1,497,000

SALE PRICE

±21,000^{SF}

**FULLY FURNISHED RESTAURANT
BAR AND CONFERENCE CENTER**

CLASS 12

FOOD & BEVERAGE LICENSE

±2 ACRES

**OF LAND OPERATING
BUSINESS**

To obtain more information on this investment offering, please sign the confidentiality agreement and return it to the parties indicated.

**Information has been provided by owner and will be subject to verification by buyer.*



KIM SOULÉ
602 222 5047
PHOENIX, AZ
kim.soule@colliers.com

MIKE MONTOYA
602 222 5157
PHOENIX, AZ
mike.montoya@colliers.com

2390 East Camelback Road
Suite 100
Phoenix, Arizona 85016
www.colliers.com/greaterphoenix

FOR SALE › THE MANOR HOUSE RESTAURANT AND ROCK 'N HORSE SALOON

Property Summary & Photos

SUMMARY OF EXISTING FACILITIES & AMENITIES

ITEM	DESCRIPTION
Address	415 E. Highway 70, Safford, Arizona, 85546
License	Class 12 Food and Beverage
Seating	
Main Dining	150
Bar	88
Outdoor	64
Conference Rooms	300-500
Year Built / Renovated	1997
Site Area / Gross Building Area*	Approximately 2 acres
Improvements*	±21,000
Parking*	80+
Parcel Number	102-28-060A



KIM SOULÉ
602 222 5047
PHOENIX, AZ
kim.soule@colliers.com

MIKE MONTOYA
602 222 5157
PHOENIX, AZ
mike.montoya@colliers.com

2390 East Camelback Road
Suite 100
Phoenix, Arizona 85016
www.colliers.com/greaterphoenix

FOR SALE › THE MANOR HOUSE RESTAURANT AND ROCK 'N HORSE SALOON

Location Map - State of Arizona



KIM SOULÉ
602 222 5047
PHOENIX, AZ
kim.soule@colliers.com

MIKE MONTOYA
602 222 5157
PHOENIX, AZ
mike.montoya@colliers.com

2390 East Camelback Road
Suite 100
Phoenix, Arizona 85016
www.colliers.com/greaterphoenix

FOR SALE › THE MANOR HOUSE RESTAURANT AND ROCK 'N HORSE SALOON

Aerial Map



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2017. All rights reserved.



KIM SOULÉ
602 222 5047
PHOENIX, AZ
kim.soule@colliers.com

MIKE MONTOYA
602 222 5157
PHOENIX, AZ
mike.montoya@colliers.com

2390 East Camelback Road
Suite 100
Phoenix, Arizona 85016
www.colliers.com/greaterphoenix

415 E. Highway 70 Confidentiality Agreement

COLLIERS INTERNATIONAL
2390 E. Camelback Rd, Suite 100
Phoenix, AZ 85016
www.colliers.com/greaterphoenix



This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the The Manor House Restaurant and Rock 'n Horse Saloon, 415 E. Highway 70, Safford, AZ 85546 (Property). The undersigned has been advised that Colliers International (Colliers) has been retained on an exclusive basis by the owners of the above referenced property (Owner) with respect to the offering for sale of Property. The owner requests all inquiries and communication with respect to the contemplated sale of the property be directed through Colliers. All fees due Colliers in connection with the sale of the Property shall be paid by Owner and will be shared on a cooperative basis to any procuring broker who has pre-registered potential buyers.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Colliers International. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Colliers International, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Colliers International. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Colliers International.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

ACCEPTED AND AGREED TO THIS _____ **DAY OF** _____, **2017.**

PROSPECTIVE PURCHASER

Print Purchaser Name _____

Signature _____
By _____
Title _____
Company _____
Address _____

City State Zip
Date _____
Phone _____
Email _____

CO-BROKER

Print Co-Broker Name _____

Signature _____
By _____
Title _____
Company _____
Address _____

City State Zip
Date _____
Phone _____
Email _____

*Please return via email to:

Mike Montoya at mike.montoya@colliers.com • Kim Soulé at kim.soule@colliers.com - or return via fax to +1 602 222 5001