

Mountain View Market

6990 Lumberjack Blvd., Flagstaff | Arizona



Offering Memorandum

Colliers International | Arizona
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MOUNTAIN VIEW MARKET

The Mountain View Market is a well-established true neighborhood convenience store and has been at the same location since 1972. This is a great business for the entrepreneur to own and operate their own store or to have the well-trained staff to operate the store for the owner. This is a nice, quiet community just outside of Flagstaff to own real estate and your business. The store is on the way to and from Flagstaff to supply customer needs for coffee, pastries, pizza, a gallon of milk or anything else you may need to get before going home. Located on one acre at 6990 Lumberjack Blvd, this 3,746 square foot convenience store is on the busy corner of Townsend-Winona Road and Lumberjack Blvd. This long standing location is complete with furniture, fixtures, coolers and other equipment needed to operate a high-volume neighborhood convenience store. With revenues in excess of \$500,000 it has made a name for its

convenient and friendly customer service. The fuel tanks and pumps will soon be removed by the State of Arizona providing a site to the new owner with no environmental risk in the purchase. Gas sales were never profitable at this location. The removal of the pumps in front of the store will open the area to improved visibility of the store front. Winona road provides plenty of space for a variety of other potential uses to increase revenues.

The business asset sale includes the Coconino County liquor store Class-9 liquor license which is a "quota" license which means there are no "new" Class-9 licenses available and are very difficult to purchase, which allows the holder of the liquor store to sell all kinds of liquors, only in the original unbroken package, to be taken away from the premises of the retailer and consumed off the premises. This is the most inclusive liquor

BUSINESS SUMMARY

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license in the county. Once the license has been purchased by the new buyer, they must apply for a transfer to have the license put in his or her name. The location is currently providing cash and carry liquor sales with an option for a drive through, delivery or many other options. The options at this location are endless in this well-established business with unlimited income potential. Liquor licenses have sold as high as \$300,000 in the Maricopa County area.

However, this location is much more than a liquor store providing the local area all the typical convenience store items such as milk, bread, cereal, soda, tobacco products, ice cream and everything else you can think of. The location has a ready to go deli for sandwiches, hot pizzas, soups, hot dogs,

tamales and much more for those on the run. If you need a hot cup of coffee or a cold soda, or a Blue Bell ice cream cone they have it all. There is virtually no competition as this is the only convenience store within five miles of this location.

The location is large enough to have space to market and display numerous models of Weather King portable buildings used for storage or a large variety of other uses. The current owner also rents U-Haul trucks to customers on site. This one-acre corner location with excellent visibility from Townsend-Winona road provides plenty of space for a variety of other potential uses to increase revenues.



Business Asking Price

\$649,000

MOUNTAIN VIEW MARKET

The Mountain View Market layout includes a general merchandising area, cashier area, beverage dispensing area, customer service deli, large walk-in cooler, large rear storage area, private office and 2 two-fixture unisex restrooms which are accessed from the interior of the store.

Real estate included in purchase:

- Lot size: 1 acre
- Building size: 3,746 SF
- Year built: 1975
- Zoning: Commercial General-Coconino Co.
- Property taxes 2018: \$5,078.76
- Parcel #303-34-002C

Utilities:

- Electricity: APS
- Natural Gas: UniSource Energy Services
- Telephone: Multiple providers including Century Link
- Water: Doney Park water
- Sewer: Septic



- FF&E & TIs - \$ 75,000
- Inventory – not included in price
- Inventory will be taken at time of purchase and sold at owners' cost. Estimated to be \$10,000-\$20,000.
- The owner is willing to provide a transition period with the new owner.
- Reason for selling: Concentrate on another unrelated business venture in downtown Flagstaff
- **Property tours by appointment only.** Please do not disturb employees. For tours contact: Kevin Call at 928 440 5450.



MARKET OVERVIEW

FLAGSTAFF, ARIZONA

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

This is your rare opportunity to live and work in the beautiful city of Flagstaff. People travel from all over the state, country and world to visit Flagstaff and the area's famous landmarks.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. Flagstaff was chosen as one of the fittest places to live in the United States by Men's Journal in 2015, and listed as one of the top 25 Best Towns in America in a 2017 edition of Outside Magazine. The 4 million visitors and large second home owner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life.

This ever growing resort type community consisting of local families, vacation rentals, the surrounding Northern Arizona regional market and second homes from all walks of life, providing an expanding market for this one of a kind restaurant.

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company commonly known as Mountain View Market located at 6990 Lumberjack Blvd., Flagstaff, Arizona 86004 (hereinafter the "Company"). It has been prepared by Colliers International.

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Company. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable.

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- 2) You will hold it and treat it in the strictest of confidence;

- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Company and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Company unless and until a written agreement for the purchase and sale of the Company has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Company or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Company including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Company, or information provided herein or in connection with the sale of the Company shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Company.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Company or constitute an indication that there has been no change in the state of affairs of the Company since the date of this Offering Memorandum.



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