

RESTAURANT BIKER BAR FOR SALE

MESCAL BAR AND GRILL

70 N Cherokee Trail, Benson, AZ 85605



SALE PRICE: \$340,000

CAP RATE: 20%

NOI: \$101,979

LOT SIZE: 1.0 Acres

YEAR BUILT: 2007

ZONING: Benson Commercial

CROSS STREETS: N Cherokee Trail And I-10 Frontage Rd

PROPERTY OVERVIEW

Mescal Bar and Grill, great loyal local clientele. Includes series 6 liquor license. Owners are extremely motivated to sell so they can retire to Mexico.

PROPERTY FEATURES

- Low Down Payment, Owner will Carry
- 1 Acre Lot
- 20% Cap Rate
- Built in 2007
- Fully Furnished
- Amenities include bar and kitchen equipment, a 9' X 11' projection TV, several pool tables, and all furniture.
- Enclosed Heated and Cooled Patio Area.
- All Essentials Provided
- Very Profitable: 2016 NOI of \$101,979
- 2017 NOI Estimated at \$129,253

KELLER WILLIAMS SOUTHERN ARIZONA

520.615.8400
1745 E River Road,
Suite 245
Tucson, AZ 85718

CHUCK CORRIERE

Broker Associate
O: 520.400.9811
C: 520.400.9811
chuck@dealmakerteam.com
AZ #BR564958000



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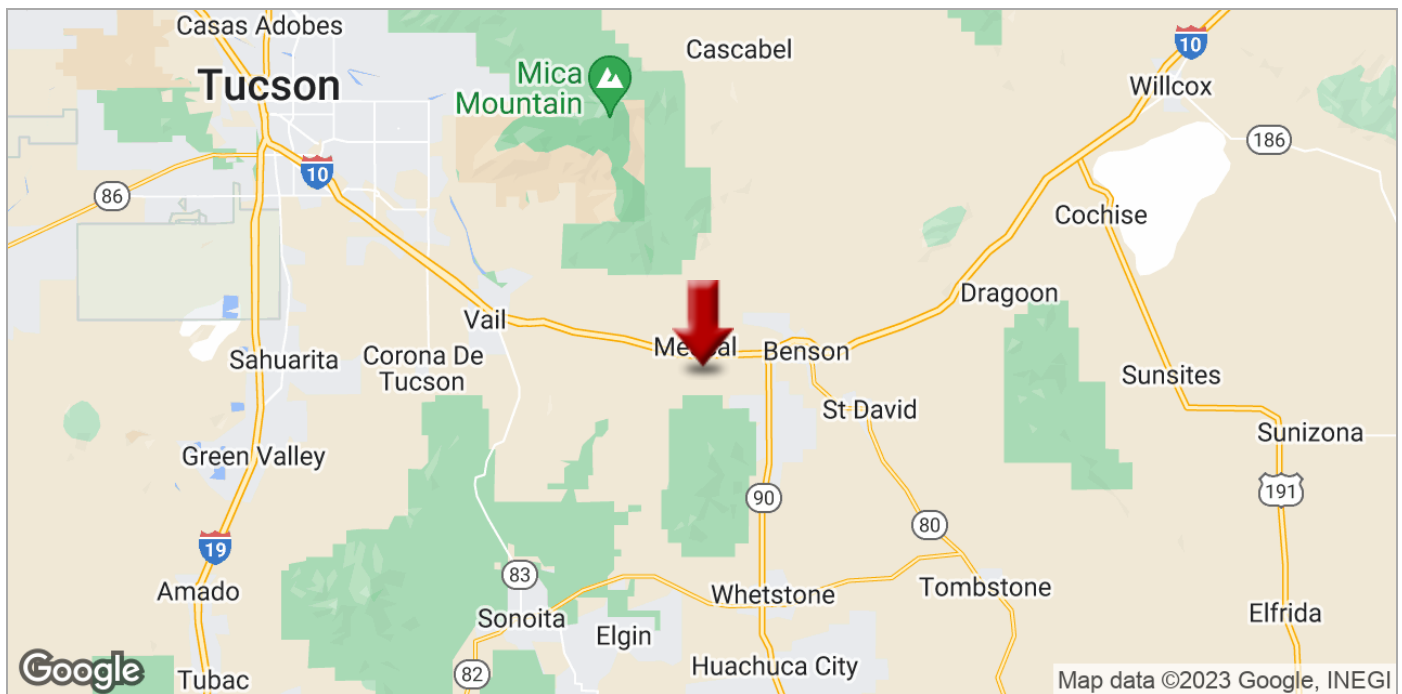
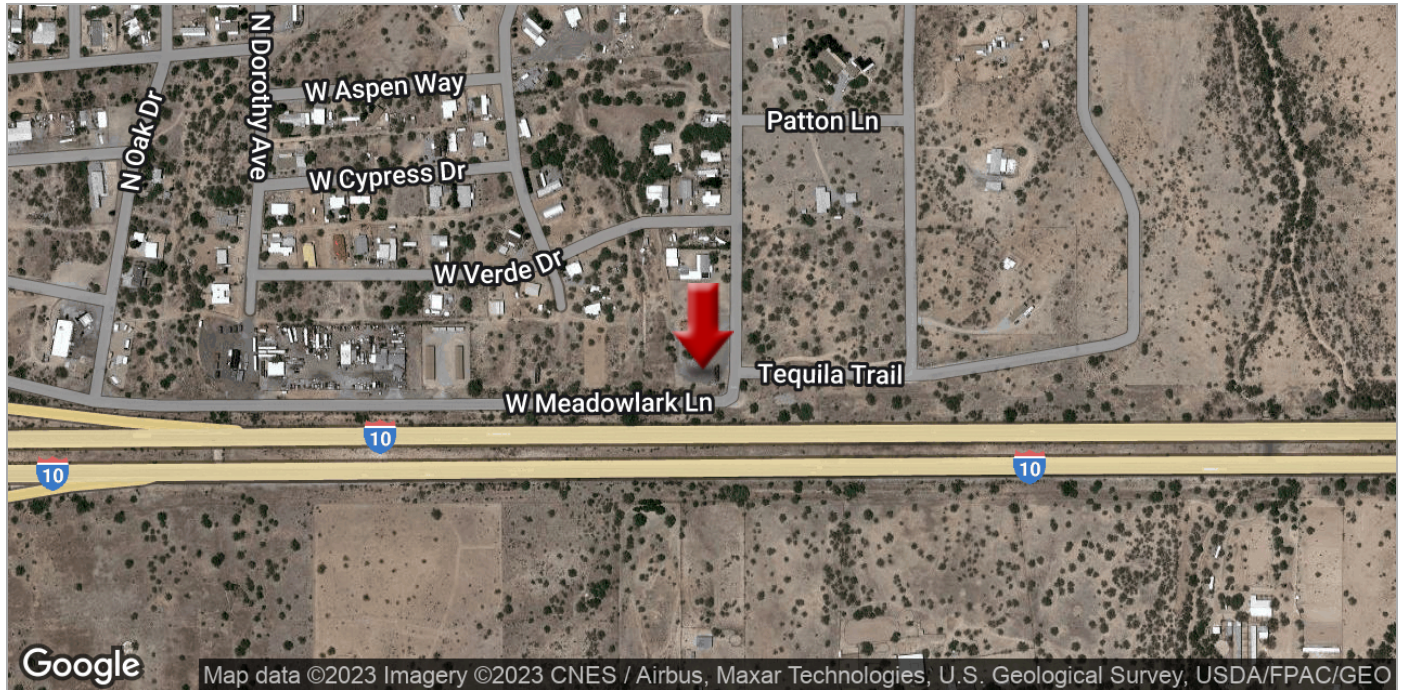
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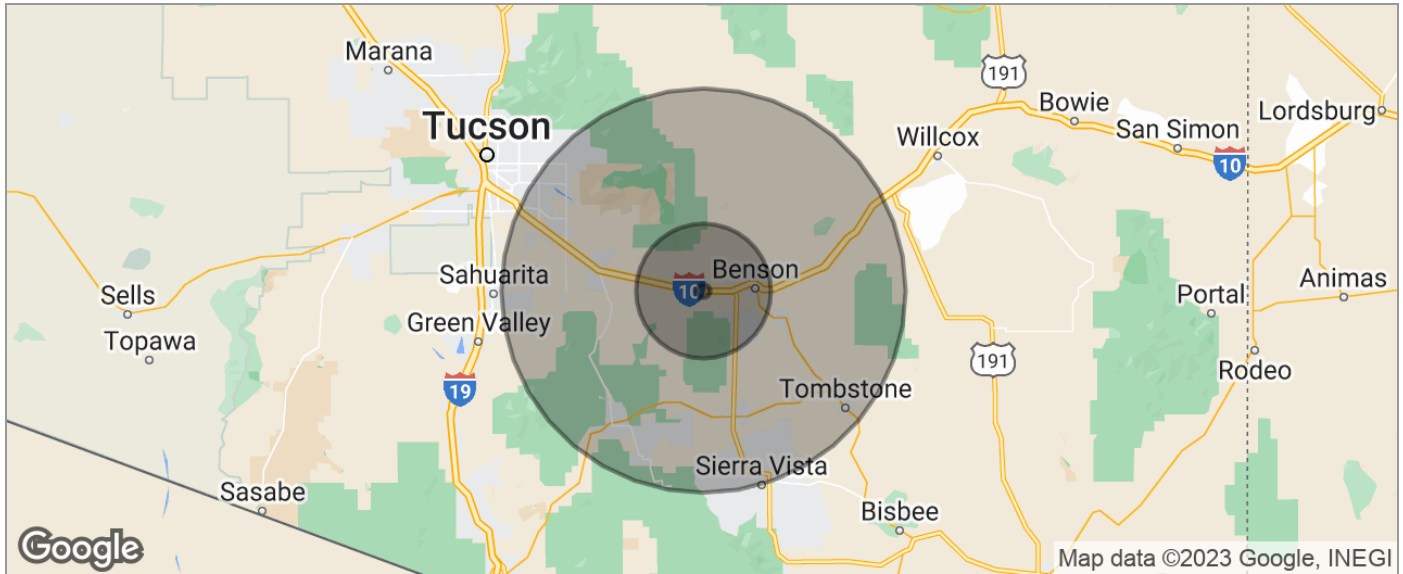
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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	35	8,203	131,224
MEDIAN AGE	50.0	49.8	39.8
MEDIAN AGE (MALE)	49.7	45.7	38.8
MEDIAN AGE (FEMALE)	51.4	51.2	40.6
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	13	3,362	48,599
# OF PERSONS PER HH	2.7	2.4	2.7
AVERAGE HH INCOME	\$59,104	\$52,986	\$71,818
AVERAGE HOUSE VALUE	\$202,080	\$209,922	\$284,537
RACE	1 MILE	10 MILES	30 MILES
% WHITE	94.3%	89.7%	84.7%
% BLACK	0.0%	0.7%	3.8%
% ASIAN	0.0%	0.8%	2.4%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.8%	0.6%
% OTHER	0.0%	4.4%	4.4%
ETHNICITY	1 MILE	10 MILES	30 MILES
% HISPANIC	5.7%	18.2%	17.7%

* Demographic data derived from 2020 ACS - US Census

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