

# Appian Way Restaurant

17149 E. AMHURST DRIVE, FOUNTAIN HILLS, AZ 85268

## FOR SALE

Listing Price \$700,000

### PROPERTY FEATURES

- For Sale/Lease/Lease-Purchase
- 6,412 SF/ Built 1999
- ALL FF&E Included
- Available Immediately
- Ample Parking
- Seller May Finance Qualified Buyer / Operator
- Masonry Construction
- Zoned: C-C, Fountain Hills
- APN #: 176-08-408A  
2020 Taxes \$560.06
- APN #: 176-08-409A  
2020 Taxes \$7,106.52



[www.SperryCGA.com](http://www.SperryCGA.com)

**Neil Sherman, CCIM**

**MANAGING DIRECTOR**

602.566.7210

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AZ #BR026438000

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





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