



4319217	Business Opportunity	Active
Monthly Lease Pmt: 0 Business Name: WATER MART Business Type: WATER AND ICE STORE Ttl Apx SqFt Bldg: 1 Ttl Apx SqFt Land: Total Parking Spcs: Covered Parking Spcs: 0 Uncvrdr Parking Spcs: 0		Subdivision: Tax Municipality: Sun City Marketing Name: Hun Block: 17000 N Map Code/Grid: K30 City/Town Code: Sun City County Code: Maricopa Business Name: WATER MART Census Tract: 30,311

Cross Streets: NORTH WEST CORNER 99TH AVE AND BELL RD **Directions:** NORTH WEST CORNER 99TH AVE AND BELL RD

Remarks: THIS BUSINESS HAS BEEN IN OPERATION FOR 17+ YEARS.ITS THE LOCAL NIEGHBORHOOD WATER AND ICE STORE.SODA,TREATS.THE POTENTIAL IS ALL RIGHT HERE FOR THE RIGHT OWNER.ICE CREAM MAY BE ADDED,SANDWICHES,THE SKYS THE LIMIT. VERY BUSY STORE,HERE IN SUN CITY,WITH A VERY STRONG LOCAL CUSTOMER BASE.SUMMER TIME CUSTOMERS STOP ON THE WAY TO THE LAKE.ITS ALL RIGHT HERE

Features	Financial Information	Construction & Utilities	County, Tax and Financing
Type of Business: Retail; Other - See Remarks Business Age: 10+ Years Form of Ownership: Other - See Remarks Hours of Operation: 6 Days/Week Parking: Free	Annual Gross Sales: \$ 0 Adjusted Net Income: \$ 0 Net Operating Income: \$ 0 Annual Depreciation: \$ 0 Annual Fringes: \$ 0 Annual Mngr Salary: \$ 0 Annual Owners Salary: \$ 0 Anl Int (Non-RelEst): 0 Apx Value of Cash: \$ 0 Owners Draw Included: No	Water: None Sewer: Sewer-In & Connected Electric: APS Gas: None Heating: Heat Pump; Ceiling Fan(s) Cooling: Electric Refrigeratd Environmental: None	County Code: Maricopa Legal Subdivision: AN: 230-04-926 Town-Range-Section: 4N-1E-32 / Total Owed: 0 Equity: \$ 59900 Down Payment: \$ 0 Acts Rec Hypothectd:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 41 / 43	List Price: \$ 59,900	

Listed by: Ken Meade Realty Inc. (mead03)