

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Presented By:
Puny John's BBQ



Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Details

TURNKEY RESTAURANT OPPORTUNITY IN THE HISTORIC OLD WEST! If being a restaurateur is YOUR DREAM, this one is READY TO GO!! EVERYTHING you need is here and transfers with accepted offer. COMMERCIAL KITCHEN EQUIPMENT, INSIDE & OUTSIDE SEATING & TABLES, 9x9x9 WALK-IN COOLER, STORAGE COOLERS, WARMERS, GREASE INTERCEPTOR, IT IS ALL HERE!! 20x20 BLOCK & STEEL OUTBLDG, 10X14 STORAGE SHED. Location is mere STEPS FROM TOMBSTONE'S WORLD RENOWN ALLEN ST. Be in the middle of all the action. The PROPERTY SHARES 2 COMMON PATIO WALLS WITH THE WORLD-FAMOUS OK CORRAL!!! Tourist come from all over the WORLD for the TOMBSTONE experience. Take advantage of this IDEAL LOCATION to ensure your restaurants SUCCESS. Current restaurant has 4 STAR PLUS RATING ACROSS ALL SOCIAL MEDIA PLATFORMS and has been featured in AZ HIGHWAYS MAGAZINE & TV SHOW, and THE AZ REPUBLIC AS A TOP 10 BBQ DESTINATION OUTSIDE PHOENIX. FOOD HAS BEEN IN TOP 3 "BEST OF TOMBSTONE" IN SEVERAL CATEGORIES FOR LAST 4 YEARS. Owner carry possible with approved credit and \$300,000 down. Please do not disturb patrons or employees.

Price: \$525,000

- TURN KEY RESTURANT OPPORTUNITY
- Steps from World Renown Allen St and OK Corral in Tombstone AZ
-

Tourist come from ALL OVER THE WORLD to visit Tombstone AZ, have them come taste YOUR FOOD!!!

- Own a piece of history.
- 25 miles from interstate 10, 1/2 block off Highway 80
- approximately 500,000 visitors annually!

View the full listing here: <https://www.loopnet.com/Listing/11-S-4th-St-Tombstone-AZ/28021304/>

Price:	\$525,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.12 AC
Gross Building Area:	5,260 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1933
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	8 FT
Zoning Description:	commercial
APN / Parcel ID:	109-10-052C

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

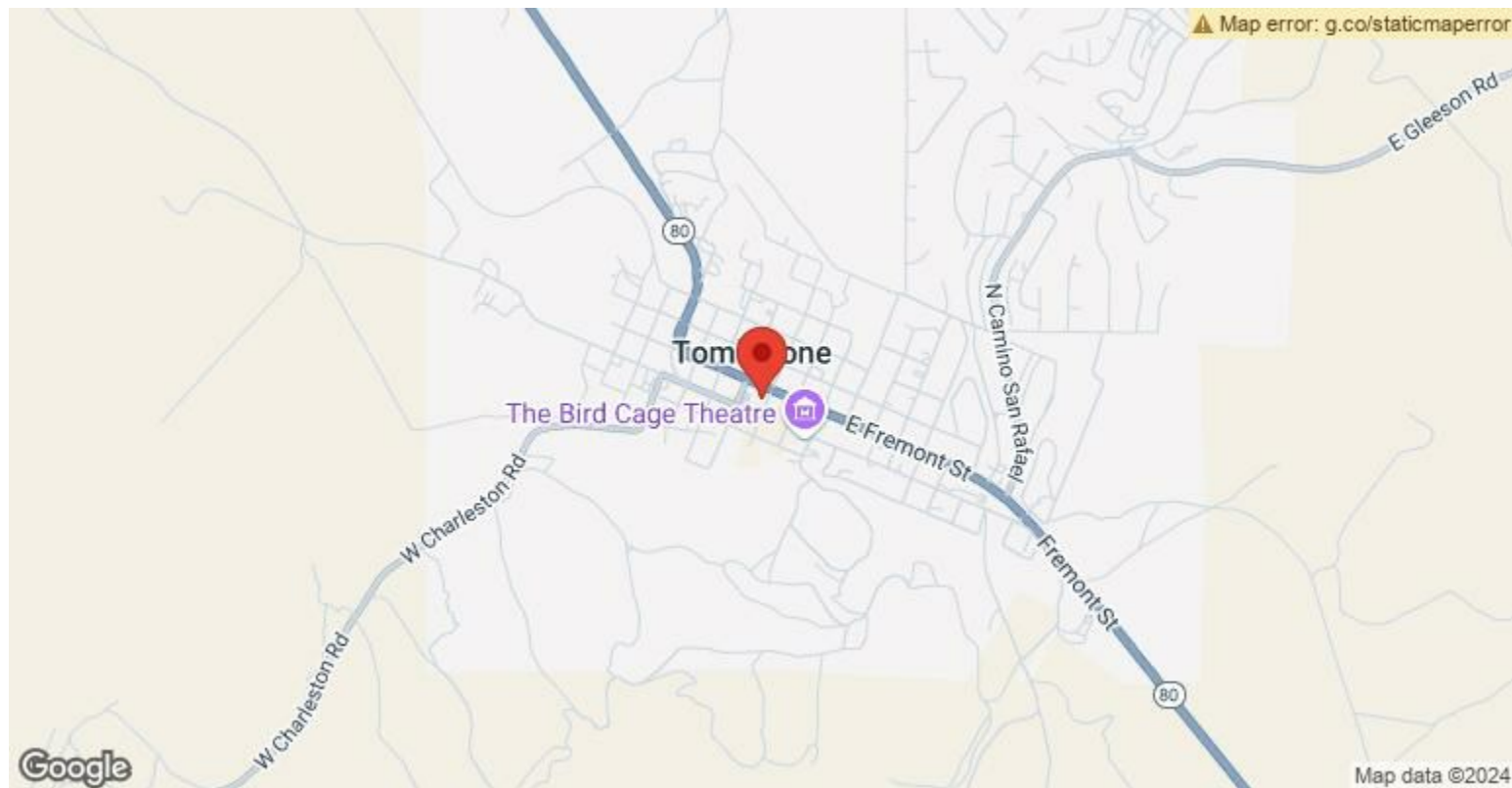
Major Tenant Information

Tenant	SF Occupied	Lease Expired
NONE	-	

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Location



Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Photos



Street View



Just feet from MAJOR TOMBSTONE attractions

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Photos



Front covered porch entry



Mural on side of bldg

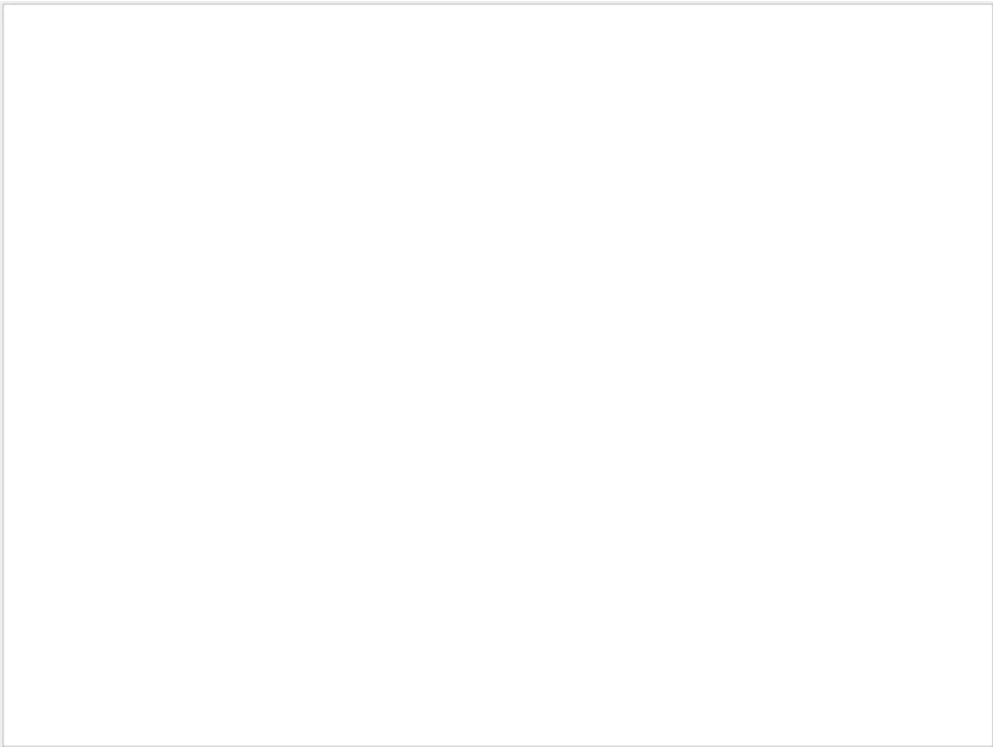
Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Photos



Covered Outside Seating



Covered Outside Seating

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Photos



Indoor Seating



Indoor Seating

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Photos



Indoor Seating



Indoor Seating

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Photos



Immaculate Kitchen



Immaculate Kitchen

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Photos



Immaculate Kitchen



Immaculate Kitchen

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Photos



Drink Station



1 of 2 ADA bathrooms

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Photos



2 of 2 ADA Bathrooms



Smoker

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Photos



9x9 Walk in Cooler



20X20 smoker bldg.

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Photos



smoker bldg



back patio pergola

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Property Photos



patio front



front counter

Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638



John Marshall

john@punyjohnsbbq.com

(609) 221-6187

Puny John's BBQ

11 S 4th St

Tombstone, AZ 85638