

# Puny John's BBQ

11 S 4th St, Tombstone, AZ 85638

Presented by  
Puny John's BBQ



## Price: \$499,999

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. Will sell building and equipment without use of name/recipes/smoker for \$450,000. Please do not disturb patrons or employees.

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TURNKEY RESTAURANT OPPORTUNITY!! HOLIDAY PRICE DROP! If being a restaurateur is YOUR DREAM, this one is READY TO GO!! EVERYTHING you need is here and transfers with accepted offer. BUILDINGS, COMMERCIAL KITCHEN EQUIPMENT, INSIDE & OUTSIDE SEATING & TABLES, 9x9x9 WALK-IN COOLER, WARMERS, FRIDGES, FREEZERS, OVEN, (2) 3 bay steam tables, 5 BAY STEAM TABLE, IT IS ALL HERE!! 20x20 BLOCK & STEEL BLDG, 10X14 STORAGE SHED. COMPLETE BUILDING RENOVATION IN 2016 TO INCLUDE NEW PLUMBING, ELECTRICAL, AND HVAC! ALL TABLES, CHAIRS, POINT-OF-SALE EQUIPMENT, FLATWARE, PLATES, INVENTORY, ETC ALL INCLUDED! TOMBSTONE HOSTS ALMOST 500,000 ANNUAL VISITORS! APPROXIMATELY 4,000 CARS DAILY PASS WITHIN A 1/2 BLOCK OF THIS LOCATION! JUST 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



**John Marshall**

[john@punyjohsbbq.com](mailto:john@punyjohsbbq.com)

(609) 221-6187

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#### 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

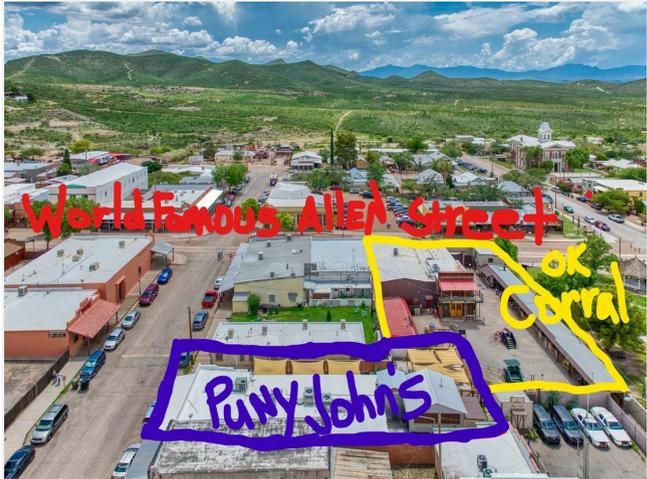
approximately 500,000 visitors annually!

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Just feet from MAJOR TOMBSTONE attractions

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
NONE	-	



Front covered porch entry

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## Property Photos



Mural on side of bldg



Covered Outside Seating

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## Property Photos



Covered Outside Seating



Indoor Seating

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Indoor Seating



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Indoor Seating



Immaculate Kitchen

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Immaculate Kitchen



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Immaculate Kitchen



Drink Station

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## Property Photos



1 of 2 ADA bathrooms



2 of 2 ADA Bathrooms

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## Property Photos



Smoker



9x9 Walk in Cooler

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## Property Photos



20X20 smoker bldg.



smoker bldg

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## Property Photos



back patio pergola



patio front

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## Property Photos



front counter

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## Location

