Agent Report

ddr: 11019 Culebra Rd

$79,000

List Price: ~~$125,000~~

Int.St./Dir:	Culebra and Westwood Loop				
City:	San Antonio	Zip:	78253	AdSf:	
County:	Bexar	CAN#: 010203040506			
Lease Only:	Yes	Avl. w/Lease: Yes		$:	$3,400
Legal:	Business only for sale				
Building Name:	WESTWOOD CENTER			Zoning:	C-3
# Buildings:	0	# Stories:			
# Units:	0	# Rentals:	1		
# Drive-In Doors:	0	Ceiling Height:	9		
# Total Parking:	10	Type:	RETAILSHOP		

Income/Expense	Values	Estimated SqFt	Source:	Utility Suppliers
Gross Income:		Apartment:		Gas:
Annual Tax:		Retail:		Electric:
Insurance:		Office:		Garbage:
Gas & Electric:		Warehouse/Ind:		Water:
Water/Sewer:		Other:		Sewer:
Waste Removal:		Net Leasable Area:		Other:
Maintenance:		Gross Building Area:		
Other Expense:		Office Price/SqFt:		
Net Operating Income:		Other Price/SqFt:		

Base Taxes	Financials	Taxes
County: $0	Preferred Title Co.: Robert Pazouki	Existing Exmpt/Abatements:
City: $0	PrTerms: Cash, 1st Seller Carry	
School: $0		Lot Size:
Other: $0		Lot Dimensions:
Total: $0		

Owner:	See Agent	SC/$: 0%	BC/$: 3%	Owner LREA/LREB:	No
List Agent:	Alice Bruni	441329	(210) 887-8828	Bonus:	
List Office:	BK Properties	ERKA00	(210) 490-0483		
Ph to Show:	210-887-8828	Lockbox Type: None	Showing Contact: Agent	Agncy Rsv:	

AgentRmrks:

Remarks: Business only for sale. No real estate included. Successful wing franchise for sale in great area at culebra and Loop 1604. Lease in place with options. Owner willing to finance some. Contact agent for questions and financials. In business over 4 years. Please do not talk with employees.

1360 sq. ft

Foundation:		Roof:	Other
Heating:	Central	Rail Service:	No
Air Conditioning:	Central	Accessible/Adaptive:	No Stairs
Flood Plain:	None	Loading Facilities:	None
Construction:	Wood	Easements:	
Restrictions:	None	Lot Description:	
Docs Avail:			
Amenities:			
Sale Includes:	Business, Equipment, Fixtures, Inventory, Other		
Utilities:	Electricity, Gas, Water, Sewer		

Contingent Info:		DOM/CDOM: 3 / 3	Sold Price:	
Contract Date:	Sale Trms:	Sell Points:	SQFT/Acre:	
Closing Date:	Sell Concess: -		Price per SQFT:	
Sell Ofc:	Selling Agent:		Source SQFT Acre:	

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2018 by SAN ANTONIO BOARD OF REALTORS***

See ad #1586733 bizbuysell.com for more info

Wow… A Ready-to-Own Wing Zone is Available in San Antonio!!

Eliminate construction, permits, contractors, and headaches when you jump into this ready-to-own and operate Wing Zone franchise. The current franchisee is looking to exit to pursue other businesses they own. The price of the restaurant is $79,000, so you reap the benefits of the $300,000 build-out and launch that was already invested! The restaurant is turn-key with staff, inventory, equipment, POS system – everything!

Prime Retail Location

San Antonio offers a great business climate with its educated workforce, tech savvy industries, business incentives, and Joint Base San Antonio. This Wing Zone is in Westwood Center – a busy shopping center in a major growth area that offers dining, business, great schools, healthcare, and more. This is a booming community.

Lease Details

The 1,360 SF restaurant has been upgraded to Wing Zone's 2019 branding and build-out requirements. The $3,400 per month lease is under market rent for the area and includes a five year option.

Award-Winning Proven Concept

Wing Zone corporate will get you trained and started in its award-winning fast casual concept. Three years in a row, Wing Zone has been recognized as a Top 100 Movers and Shakers by Fast Casual Magazine: *"…one of the most popular chicken wing franchises in the country."*

High Revenue in a Small Footprint

From dine-in, carryout, and delivery. Lunch, dinner, and late-night. Tap into extra revenue streams from tailgates, office lunches, and sports-fans with our party packs and platters. Guests order online and rack up rewards through our easy-to-use mobile app. 3rd Party delivery through Ubereats, Doordash, and Grubhub is already in place.

Unique Flavor-Fuzed Menu

Stand out from the crowd with Wing Zone's 17 award-winning flavors: Ragin' Cajun, Smokin Q, Blackened Voodoo and more. We flavor-fuze our cooked-to-order original and boneless wings, hand-breaded chicken tenders, along with burgers, chicken sandwiches, wraps, quesadillas, and salads. The whole menu explodes with flavor.

If you ever wanted to get into a great restaurant franchise, this opportunity is a remarkable find!