

# North Rim Country Store

Highway 67, Mile Post 605, Fredonia | Arizona



## Offering Memorandum

Business asking price:  
\$699,000, plus inventory

---

# Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company known as North Rim Country Store located at Highway 67, Mile Post 605, Fredonia, AZ 86022 (hereinafter the "Company").

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Company. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kelly and Call Commercial. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Kelly and Call Commercial from sources it deems reliable.

Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree you will hold the contents confidential and will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kelly and Call Commercial expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Company and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Company unless and until a written agreement for the purchase and sale of the Company has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Company or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Company including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Company, or information provided herein or in connection with the sale of the Company shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Kelly and Call Commercial or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Company.

This Offering Memorandum is deemed to represent the state of affairs of the Company currently, but does not represent or constitute an indication that there has been no change in the state of affairs of the Company since this Offering Memorandum was prepared.

## North Rim Country Store

Nestled in the mixed conifers at 8,800 feet elevation, the North Rim Country Store has been in business since the early 1950s. Located within the North Kaibab Ranger District, it started originally as a small convenience store, gas station, and auto garage. The store continues to sell groceries, camping supplies, hiking and traveler souvenirs, along with gasoline and diesel for campers, hunters and visitors to the Grand Canyon National Park North Rim and surrounding Kaibab National Forest.

Being the only store of its kind between Jacob Lake and the Grand Canyon Park entrance it is well known by the locals, hikers, campers and hunters who stop in to supplement their supplies and fill up their fuel tanks while out in the beautiful surrounding Kaibab forest. In addition to fuel, it also provides a propane filling station, tire repair service, and an ATM. Beer, wine, a good selection of hiking resupplies for Rim2Rim and Arizona Trail hikers, and general souvenirs for all tourists are also always in stock.

The business operates the 870 sq. foot store with additional living space of 1,098 sq. footage and 4.72 acres of land under a permit with the US Forest Service, Kaibab National Forest. The building has living quarters which include two bedrooms and a living room upstairs along with a bathroom, kitchen and office downstairs at the store level. Included in the purchase is a 2016 18' concession trailer that is equipped with all you need to sell espresso, coffee, hot chocolate, smoothies, nachos, hot dogs and other quick bites to hungry visitors. Also included is a 2007 Montana 33' fifth wheel trailer for employees or guests. It is located on a full hookup site behind the store.

The store and living quarters have had an electric upgrade, inside water lines upgrade and

a newly installed septic system approved by Coconino County.

Located within the Grand Circle attractions of Utah and Arizona this area has some of the most amazing scenery in all of the Southwest, a big draw for foreigners. People come from all over the world to see and experience Grand Canyon National Park's North Rim. This is truly a once in a lifetime opportunity to purchase this amazing business. Typically, the store is open May 15th through the end of October. Exact end dates are dependent upon the unpredictable weather and the road closures that occur each winter.



**Support and training:** Current owner is willing to provide training to the new owner.

**Owner financing:** Potential financing available to a qualified buyer.

**Reason for selling:** Owners are retiring.

**Business asking price:** \$699,000, plus inventory at time of sale at sellers' cost.

**FF&E:** \$700,000 at original cost, included in the asking price.

**Inventory:** Buyer to purchase at sellers' cost at time of sale. Ranges from \$50,000-\$75,000.

## *Business Summary*



## Grand Canyon North Rim

The Grand Canyon National Park offers the quintessential national park experience. With six million visitors a year, it is the second most visited national park in the US after Great Smokey Mountains National Park. The vast majority of those visitors only see the South Rim of the Canyon where the park headquarters, visitor services, and historic park buildings are concentrated along the rim in the area of Grand Canyon Village.

The North Rim of the Canyon has a distinct beauty all its own. Only ten miles across the Canyon as the crow flies, it is a 212 mile and 4.5 hour drive from the South Rim to the North Rim of the park. Of the millions of visitors to the Grand Canyon only about ten percent ever come to the North Rim, which greatly enhances the experience. Its remote location brings with it space and solitude far from the crowds of the South Rim.

The North Rim is accessed via Arizona State Highway 67, also known as the Kaibab Plateau Scenic Drive, from Jacob Lake in Northern Arizona to the Grand Canyon North Rim. Along with providing access to the North Rim, the highway also

provides access to the North Kaibab Ranger District with abundant recreational opportunities including camping, hiking, and hunting. The drive takes you through beautiful scenery of mountain meadows, aspen groves, and ponderosa pine forests to the rim of the Canyon with its colorful layers of geology and majestic and varied landscapes. The North Rim Country Store is along this stretch of highway between Jacob Lake and the Canyon; a welcome outpost for visitors in need of supplies and fuel. In fact, the official NPS Grand Canyon visitors guide lists the North Rim Country Store as one of the few available services outside the park.

The North Rim itself has a visitor center, main lodge, cabins, a campground, and extensive hiking trails. The lodge was built in 1928 in classic national park style with native stone and timber and expansive windows offering spectacular canyon views. The views are noted for being more comprehensive and dramatic than those of the South Rim, allowing the opportunity to experience the full grandeur of this unique national park.

## *Market Overview*



## Property and Equipment Schedule

### FF & E

Value	Description
250	Table booth seating
100	Wire chip rack
100	3 display shelves 8 x 10
175	2 slot wall panels 46 x 76
100	1 slot wall panel 36 x 48
100	1 slot wall panel 27 x 48
150	3 glass shelves 60 x 10
600	4 metal racks 10 x 48 x 54
250	1 metal rack 20 x 49 x 62
400	4 storage cabinets 16 x 48 x 16
250	1 metal cabinet 20 x 24 x 35
275	1 wood cabinet 20 x 34 x 27
250	Metal disp rack 11 x 21 x 61
400	Metal disp rack 12 x 63 x 48
150	Wooden Picnic Table
485	Kitchen cabinets/bath mirror cabinets
800	Coffee counter
900	Display case glass

400	Register counter
500	Metal shelving in sea shed
100	Kitchen table
200	Bathroom sink/cabinet
100	Tall shelf unit in kitchen 13 x 72 x 10
250	File Cabinet vertical
300	File Cabinet horizontal
	King mattress set
	Queen mattress set
	Wooden dresser
	Wood stove insert
750	Office desk double pedestal
250	Roll top cabinet w/drawers
150	High-back executive office chair
350	Sentry Safe model #Tw8-331
200	2 arm chairs
	Leather top desk w/drawers
\$9,285	Total FF & E



# Property and Equipment Schedule

## Improvements & Fuel Equipment

Value	Description
12,000	Concrete slab gas pumps
10,000	Marquee sign
24,000	Fuel storage 8,000 gallon
36,000	Fuel storage 10,000 gallon
3,000	Water storage 5,000 gallon
2,000	Storage shed 8 x 12
4,000	Storage Sea container 8 x 24
3,750	5 RV pedestals
250	Water heater 10 gallon (customer bathroom)
400	Water heater 40 gallon (living quarters bathroom)
1,500	Fence
35,000	4 Fuel dispensers w/all related
1,600	Propane dispenser electrical
420	Gas console mother board
\$133,920	Total Improvements & Fuel Equipment





## Machinery & Equipment

Value	Description
400	Kenmore refrigerator in kitchen model #253.730723
300	Propane range/stove
2,000	True Cooler 54 x 53
2,000	True Cooler 54 x 53
	True Cooler, belongs to Coke
	True Cooler, belongs to Coke
1,000	Champion Cooler 30x78 model #CU400
300	True Freezer 29 x 76 (storage only)
500	550 gallon water tank
2,000	23 cu ft freezer model #TGF-23F
1,000	4 bay portable sink model #PK104
400	Kenmore washing machine
1,500	Coats McCourt S110 tire machine
350	Dewalt 15 gallon compressor
400	Samsung 4 Ch security system
300	Sanitaire vacuum

200	Sharp XE A23S cash register
700	Frigidaire freezer 20.5 cu ft model #FFFH21F4QWO
2,500	Elongated coin penny machine
20,000	Wacker G50 generator
350	Dewalt 15 gallon compressor
300	20' potable water hose
	ATM under contract
300	Leader water pump 110 w/tank
350	Bur-Cam 503728 pump ML60H
200	Sharp XE A207 cash register
600	Advantco ICFC9-HC merch freezer model #3601CFC9
250	Portable toilet
260	Gas console terminal printer model #A799-720D-TD00
3,200	2,500 gallon water tank with fittings
750	Grundfos 115 volt 1HP pressure booster pump 96860195 Single MQ-45
\$42,410	Total Machinery & Equipment



# Property and Equipment Schedule

## Building

Value	Description
90,000	Building
2,500	Generator building
11,000	Garage/shed
1,400	Front door-store
900	RUUD R92PA070131MSA furnace
900	RUUD R92PA070131MSA furnace
1,600	Furnace install and parts
1,000	Pole barn 8x16
1,000	Post/lintel beam front overhang
1,500	3 Milgard windows
11,000	Electrical upgrade service panel
1,000	2 Milgard windows
319,000	Wastewater system
1,750	Extend electric to pedestal for wastewater system
900	Extend electric to Sea container storage
<b>\$445,450</b>	<b>Total Building</b>

## Auto & Transport Equipment

Value	Description
2,500	1951 Ford 8N tractor
10,000	2007 Montana 33' 5th Wheel
5,000	Gooseneck trailer
5,000	1980 Case backhoe
<b>\$22,500</b>	<b>Total Auto &amp; Transport Equipment</b>







## Property and Equipment Schedule

**Total  
\$691,945**

### Concession Trailer

Value	Description
20,000	2016 18' concession trailer
550	Weight distribution chains
1,260	Electric and water filtration
325	Faucet and wall mount
	Drying rack above sink
	Tork paper towel dispenser
	Exhaust hood – Larkin EOLC 9436
1,580	Zombie Box enclosure model #MPM82
550	5' flat table w/fridge model #TWT80
500	4' Flat table w/fridge
400	Refrigerator/freezer model #7943951
325	Waring MX1000TX 3½ hp blender model #MX1000XT41
325	Waring MX1000TX 3½ hp blender
	Rolling rack with 4 sheet pans
	6' folding table
	Ghirardelli syrup rack, 3 tier
	Capora syrup rack, 3 tier
1,320	Rancillio espresso grinder
5,600	Rancillio espresso machine Classic 5

300	50 amp extension cord 25'
215	Hatco 4 slice commercial toaster model #TPT-120
540	Curtis CBS 1000
570	Curtis DHG grinder
125	Flojet 5000 water system model #16F19242
490	Grindmaster grinder
260	Avantco RG1824 hot dog roller
300	Carnival King CD225 dispenser
300	Carnival King CD225 dispenser
840	Curtis CB 945CBS1 brewer
290	Maxx Air 7500K w/remote ceiling fan
310	RV surge protector
110	Shurflo water pump model #4008-171-E65
100	Crock pot, toaster oven, microwave
615	Operating supplies – paper products
170	Operating supplies – utensils
	Avantco W300BK 6 qt. soup kettle
110	Warmer w/ SS pot
<b>\$38,380</b>	<b>Total Concession Trailer</b>



KellyandCall.com

**Contact:**

**Kevin B. Call, CPA**  
Principal  
Designated Broker  
Phone: 928 440 5450  
Kevin@KellyandCall.com



Kelly and Call Commercial  
1150 N. San Francisco Street  
Flagstaff, AZ 86001