



Mustang River Grill

13448 E. OLD ROUTE 66, PARKS | ARIZONA

Mustang River Grill is a local favorite destination dining and gathering place in Parks, Arizona. The owners are developing a new RV park on the adjacent parcel and looking for another operator to take over the restaurant enterprise. In addition to the Parks community, the walk-in traffic generated by the RV Park is expected to significantly increase the restaurant's future profitability.



Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, AZ 86001
Phone: 928 440 5450

For Sale: \$975,000

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Mustang River Grill

Mustang River Grill is a beloved dining destination and gathering spot nestled in the heart of Parks, Arizona, strategically located between Flagstaff and Williams. Parks is a small, tight-knit community where neighbors, friends, and families come together, and Mustang River Grill serves as a central hub for everything from casual breakfasts and lunches to evening dining, complete with a full sports bar and scheduled live music and entertainment.

The restaurant is situated next to a future RV park, which will feature over 80 RV spaces and 25 tent camping sites, promising a significant boost in foot traffic. Construction for the RV Park is underway and is scheduled to be completed by May 2026. While Mustang River Grill is currently

a thriving operation, the owners are shifting their focus to the RV park development and are seeking a new operator to take over the restaurant.

The space is available for sale at \$950,000, inclusive of all existing equipment, furniture, fixtures, inventory, and more. With a seating capacity of over 100—comprising 40 outdoor and 65 indoor seats—the restaurant boasts several large outdoor patios, a full bar, a pizza oven, a grill, and an outdoor smoker.

With its established presence in the community, the anticipated influx of customers from the new RV park, and a fully outfitted food service space, this is a prime opportunity for a seamless transition to a new restaurant operation.

Loan Option

Seller Carry is available with the following terms:

- 5% downpayment
- Interest only for 36 months
- 12 months of interest reserves escrowed upfront
- Interest Rate: 9.5%



A community gathering place with a cozy interior restaurant and bar, along with several outdoor patios and fully equipped kitchen.

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