

For Sale – Multi-Use Commercial Building with Highway Frontage

\$395,000

66695 (aka 66693) Highway 60, Salome, AZ 85348

Property Highlights

- **4,800± SF** single-story adobe structure on **0.31 acres (13,442 SF)**
- **Zoned C-2** – ideal for retail, warehouse, light manufacturing, office, or mixed-use operations
- **Prime visibility** along Highway 60 – the main commercial corridor through Salome
- **Fully serviced** with power, water, and septic
- **Ample parking** – 5 dedicated spaces plus side-street access
- **Three private office suites** with separate exterior entrances
- **Large warehouse area with two loading doors**
- **Storefront/showroom space** suitable for retail, office, or customer reception
- **Basement storage area** provides valuable additional square footage
- **Recent upgrades (2024–2025):**
 - New tin ceiling and interior sheetrock
 - Teflon roof coating
 - Structural and aesthetic improvements throughout

Optional Adjacent Lot

- **35,843 SF (0.82 AC)** C-2 zoned parcel next door
- Features **highway signage** and easy access
- Perfect for **overflow parking, outdoor market, or storage yard**
- Offered separately at **\$125,000** – or package with building for combined use

Investment & Buyer Appeal

- Strategic **Highway 60 frontage** with excellent traffic exposure
- Versatile floor plan supports **multiple income streams or owner-user operations**
- Rural **low-overhead market** ideal for investors, small manufacturers, or retail entrepreneurs
- Recent renovations minimize maintenance – **turnkey condition**
- Rare opportunity to own a **commercially zoned building + additional parcel** in growing Salome area

Offered By - IREP Real Estate

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