



±3,684 SF OFFICE/WAREHOUSE ON ±0.77 ACRE STORAGE YARD FOR SALE
107 N TONTO ST. PAYSON, AZ 85541



8767 E. Via de Ventura #290
Scottsdale, AZ 85258

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PROPERTY OVERVIEW

±3,684 SF

Building Size

±0.77 Acres

Site Size

M-1

Zoning

\$825,000

Sales Price

\$224

Building Price Per Foot

\$24.60

Land Price Per Foot

10

Parking Spaces in the Front Lots

2000

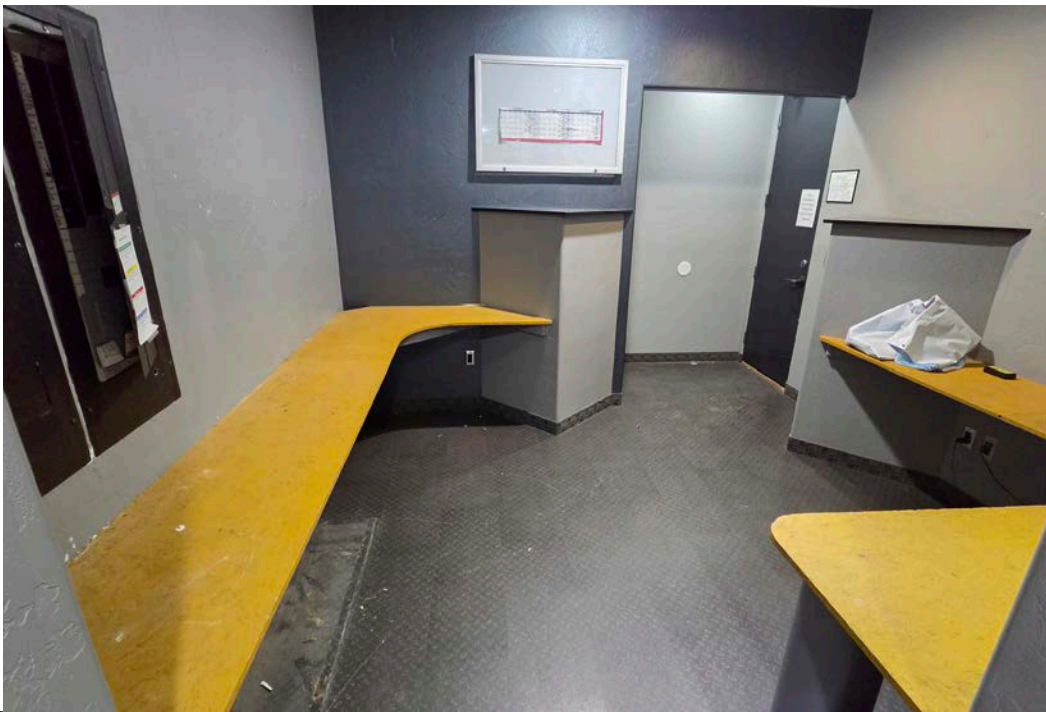
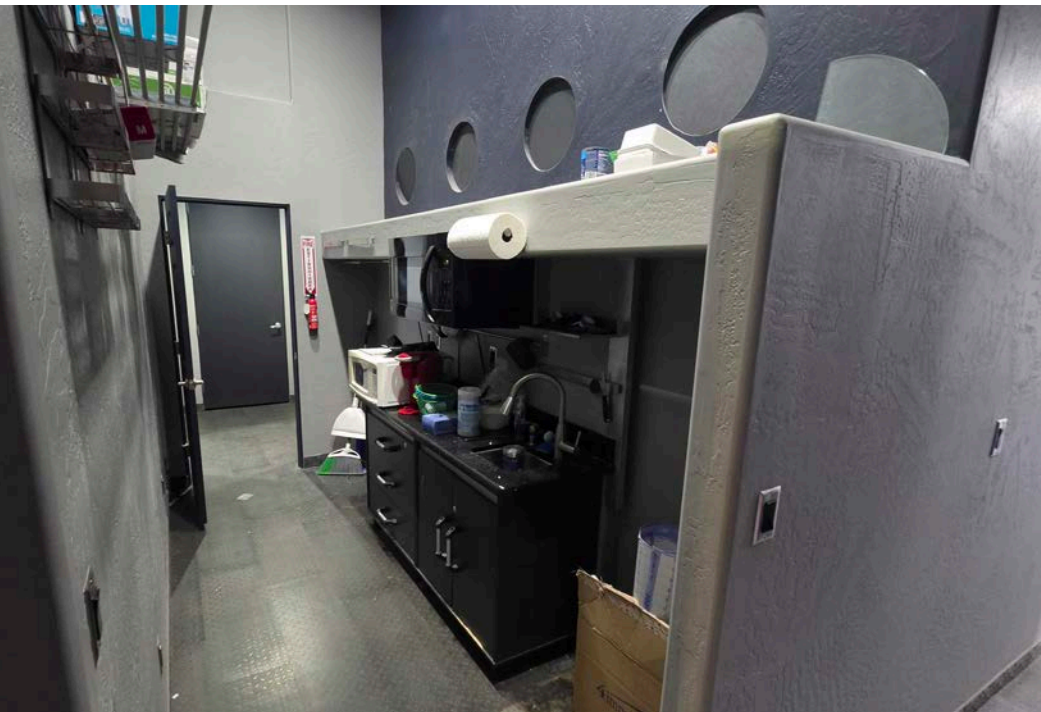
Year built

PROPERTY HIGHLIGHTS

- Ideal location near the intersection of Hwy 87 & 260.
- Rare M-1 Industrial Zoning
- Functional Office / Warehouse Building
- Large Fenced Storage Yard
- Ideal Contractor's Facility
- Concrete Parking Lots
- Building and Monument Signage
- Across the Street from the New Payson Senior Center
- Just Down the Street from Payson High School
- Visible from Longhorn Rd
- Parcel #304-56-003

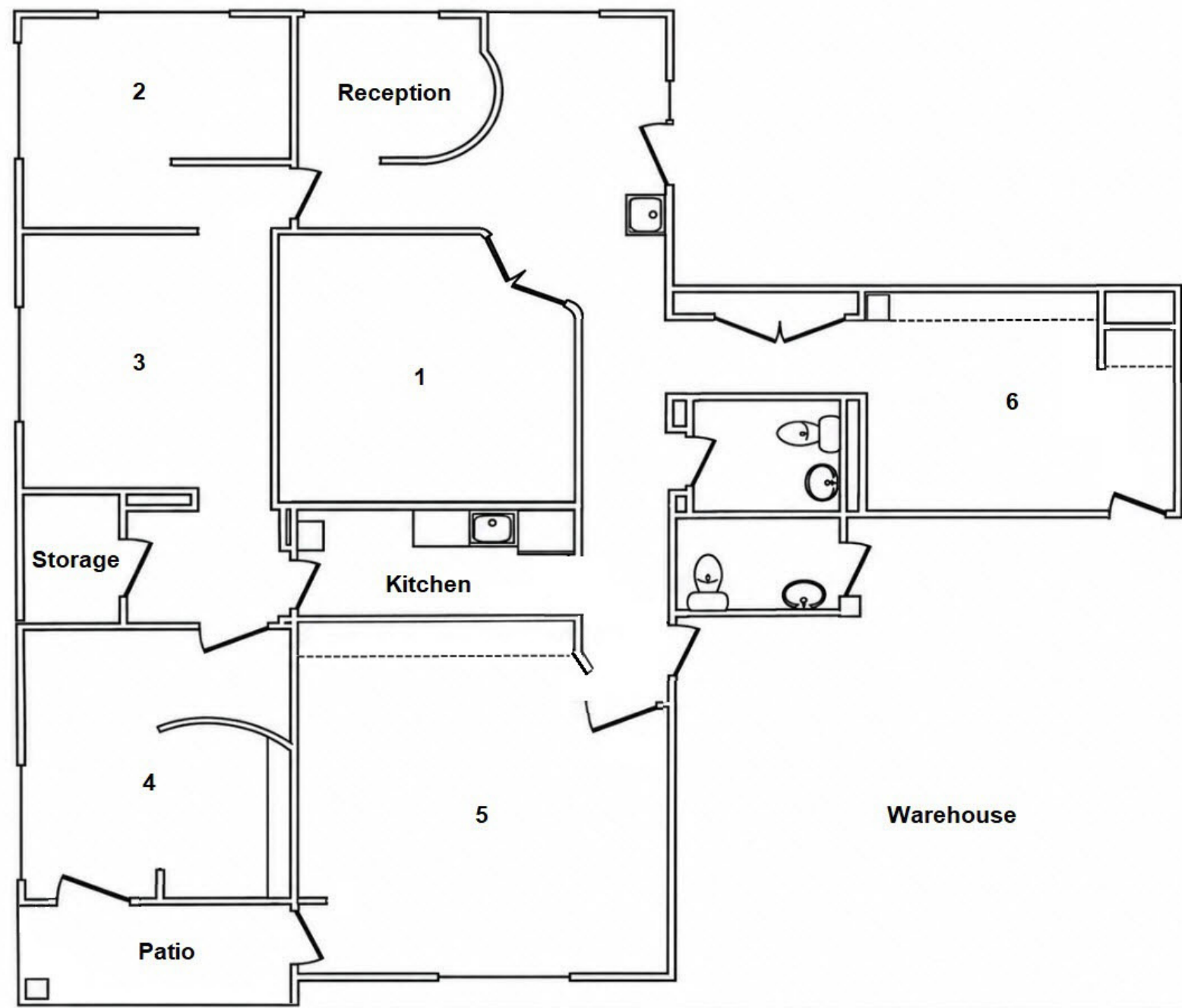










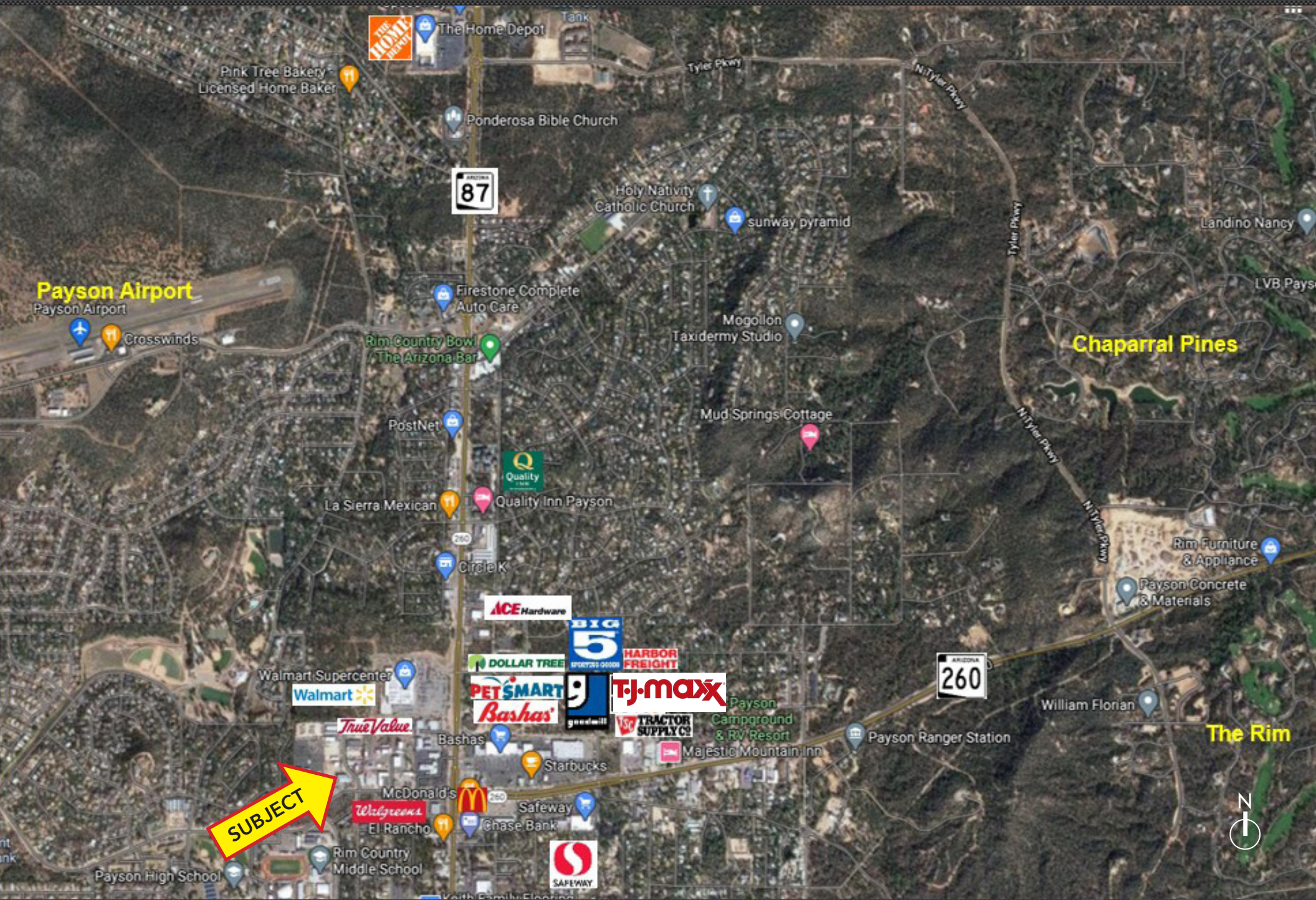


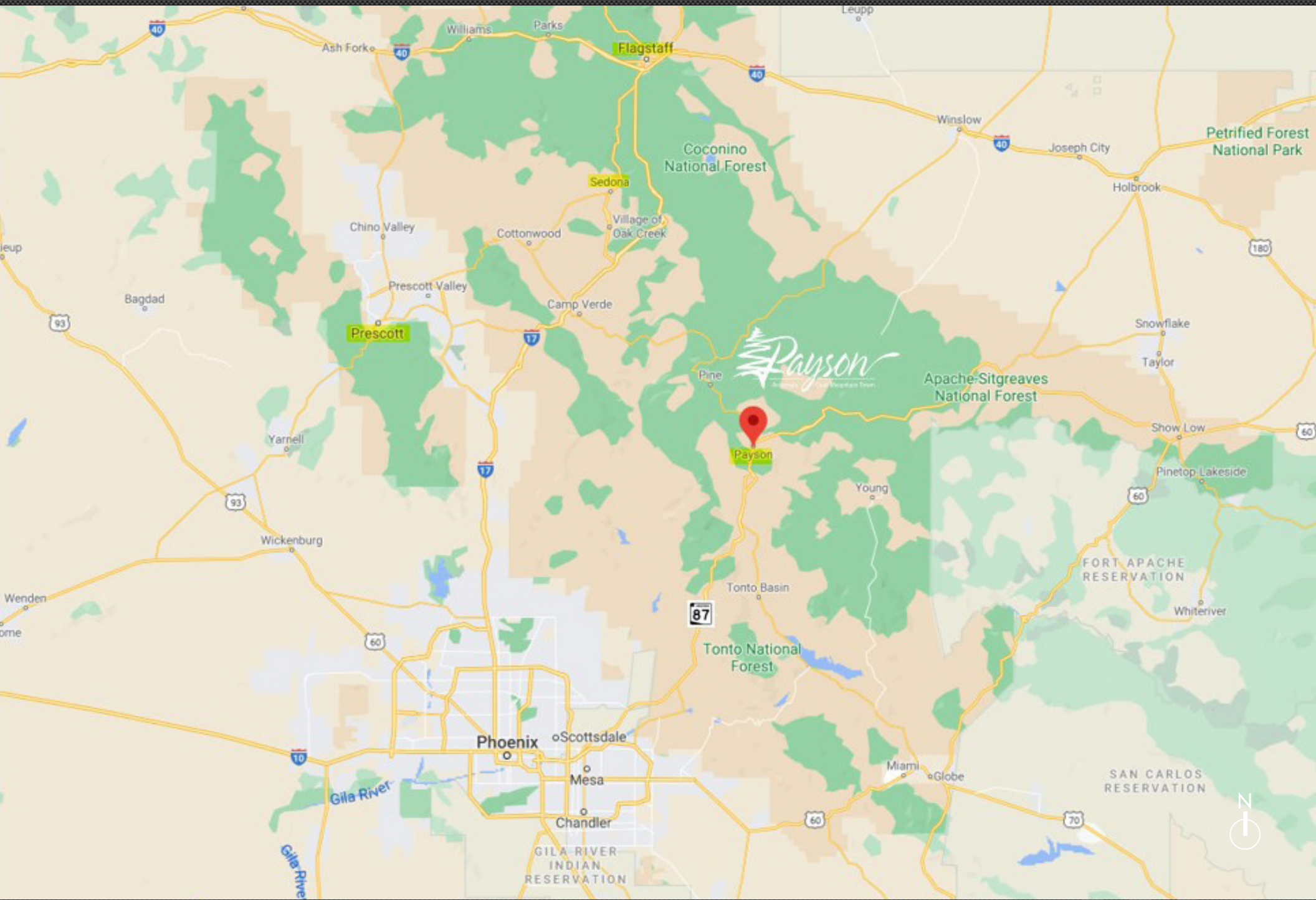
COMPARABLE PROPERTIES RECENTLY SOLD

	PROPERTY ADDRESS	PROPERTY CITY	BUILDING SF	LAND AREA AC	BUYER TYPE	USER	SALE DATE	SALE PRICE	PRICE PER SF	PRICE PER SF(LAND)
	802 E State Highway 260	Payson	3,070	0.46	Owner/ User	Ables Mechanical	8/2025	\$600,000	\$195.44	\$29.94
	909 N Chenault Pkwy	Payson	1,200	1.00	Owner/ User	LA Forge Towing	7/2025	\$1,000,000	\$833.33	\$22.96
	200 N Tonto St	Payson	9,000	2.18	Owner/ User	QXO Roofing	3/2025	\$1,500,000	\$166.67	\$15.80
	106 N Tonto St	Payson	2,400	0.96	Owner/ User	JARS Cannabis	2/2025	\$1,000,000	\$416.67	\$23.91
	AVERAGES		3,918	1.15				\$1,025,000	\$403.03	\$23.15











Payson, AZ, known to many as the “Heart of Arizona”, is a true American Hometown with deep traditions and beauty in all directions. You do not have to look far to find something exciting to do in this close-knit community. There are outdoor adventures and hometown events happening year-round... and the weather allows for fun in all four seasons!

PAYSON OVERVIEW (2021/2022)

Population (Payson)	16,233
Population (Metro Area)	54,452
Average Household Income	\$68,076
Median Age (Male / Female)	59.4/60.6
Rate of Home Ownership	78.8%
Land Area	19.3 sq. mi
Driving Distance (to Scottsdale)	79 Miles

NOTABLE GOLF CLUB COMMUNITIES



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PROSPECTIVE BUYERS ARE STRONGLY ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION OF ALL PHYSICAL, FINANCIAL, AND OPERATIONAL ASPECTS OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS. WE FURTHER RECOMMEND CONSULTING WITH LEGAL, TAX, AND FINANCIAL PROFESSIONALS REGARDING ANY CONSIDERATIONS THAT MAY IMPACT THE DECISION TO PURCHASE THE PROPERTY.

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