



21845 S State Route 89

21845 S State Route 89, Yarnell, AZ 85362

Lindon Gareis

Down-Home Realty, LLC

17325 W Legacy Ln, Peeples Valley, AZ 86332

lindonandsherry@gmail.com

(623) 910-3040

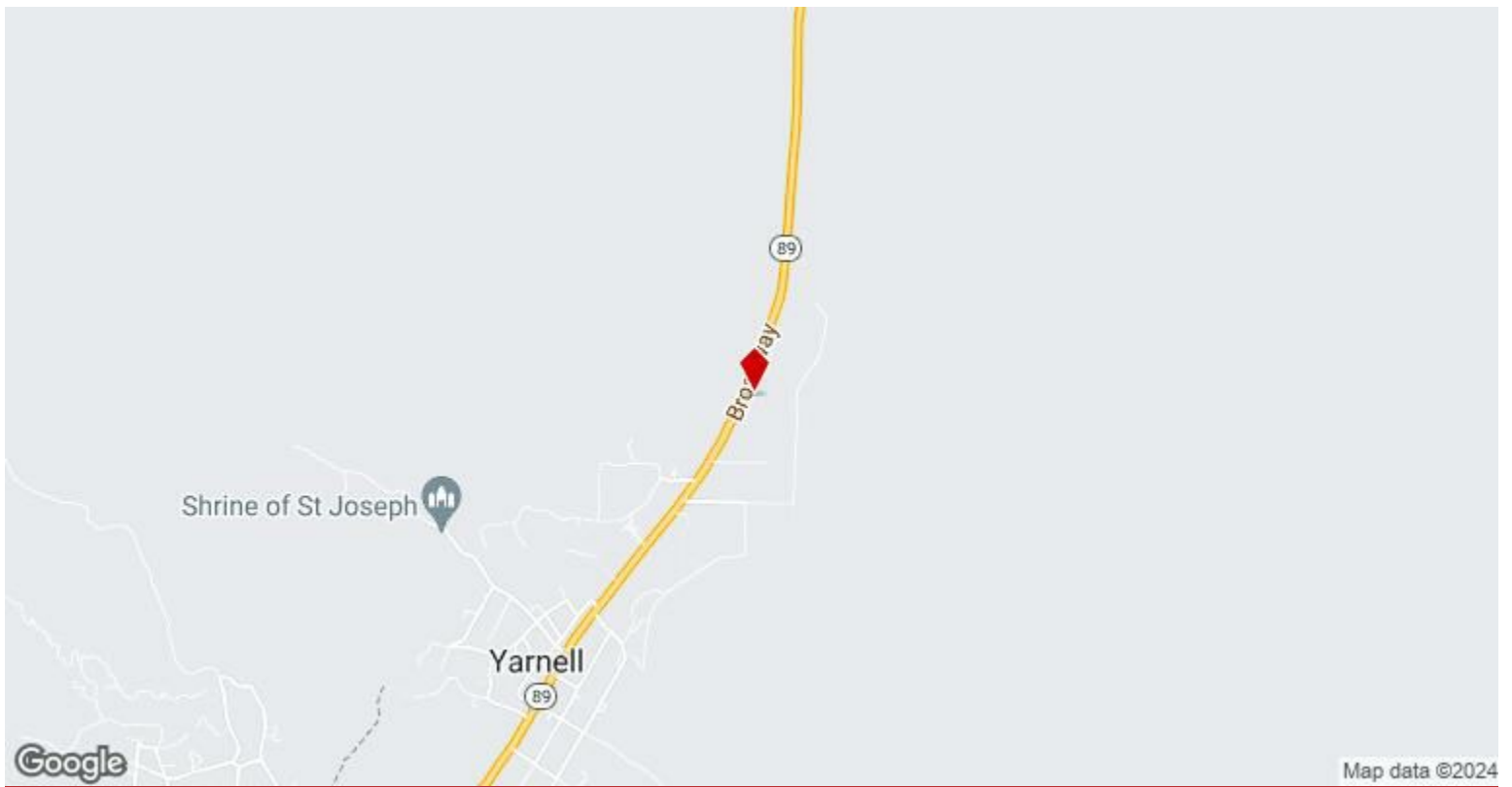
21845 S State Route 89

\$750,000

RARE STATE ROUTE 89 COMMERCIAL LOCATION FOR SALE. Longstanding and beloved area business is selling their Yarnell, AZ location and providing an incredible opportunity for a new business to serve the Weaver Mountains and beyond. Extreme highway frontage. State Route 89 is a major artery from Phoenix / Wickenburg to the Prescott area. Property encompasses just over an acre of land, has full perimeter fencing and parking for 40+ vehicles. Two warehouse buildings are attached to a central retail showroom / office. The larger warehouse has 2 large roll-up doors, overhead crane and 2 commercial evaporative coolers. The smaller warehouse has a large roll-up door and loading ramp / dock. ** CLICK MORE FOR IMPORTANT ADDITIONAL INFORMATION ** Both warehouses are insulated. Huge covered hay barn building provides plenty of additional storage. Showroom / office has large counter for customer facing interaction and room for desks and display items. Dual ADA compliant restrooms. 2000 Ford flatbed delivery truck with 7.3 Power Stroke diesel conveys with sale. Private well! Amazing location! Highway pole signage! Easy access...



Price:	\$750,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Owner User
Lot Size:	48,200 SF
Rentable Building Area:	5,718 SF
Rentable Building Area:	5,718 SF
No. Stories:	1
Year Built:	2019
Tenancy:	Single
Parking Ratio:	2.27/1,000 SF
Zoning Description:	C2-35



21845 S State Route 89, Yarnell, AZ 85362