

# SALE

## HISTORIC GRAND CANYON TRADING POST INCOME INVESTMENT PROPERTY

435 Linger Ln Williams, AZ 86046



**SALE PRICE**

**\$485,000**

**Darien Degher**

(928) 607-3749

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.





### PROPERTY DESCRIPTION

You may not be able to take title to this property by winning a card game as was once an old tale, but you surely can take ownership of this piece of Arizona history the traditional way. Originally built in 1976 as the first trading post in Valle (now Grand Canyon Junction), this freestanding building juxtaposes a bygone era with modern interior finishes upon entry off of the front porch-- where if you listen closely enough you can still hear the squeaky echoes from rocking chairs amid stories of Grand Canyon lore spoken nostalgically from their occupants. Only 22 miles from the south entrance to the Grand Canyon, the property now serves as a short-term vacation rental to the throngs of travelers en route to visit one of the most breathtaking natural wonders in the world. And by throngs we mean millions, yes millions, of traffic counts per year (5m to be exact). The owners have taken a building that has housed many types of uses over the course of its history, and transformed it into a 4.9 star reviewed retreat that has all of the present day amenities behind an unassuming facade--perfect for the type of tranquility and serenity that coincides with the majesty of the geography. The transformation includes, but very much not limited to the following improvements: County certified septic system, rebuilt front porch, new water main, 200 amp commercial electrical service, commercial grade kitchen, ADA bathroom, updated water line from the 10k gallon water tank, and many more. While one could continue the ease of the present use, the zone (Commercial General) allows for a variety of commercial and mixed uses, with a one acre footprint ripe for expansion or left as open space. Complementing the main structure is a fifth-wheel trailer that has been retrofitted to accommodate 1-2 person habitants in a cozy, self-contained sleeper with the sights, sounds, and smells of the high desert aiding a dreamlike state of REM. Trailer can be included in the sale or removed. All FF&E can also be included as part of the current business operation. With the area growing everyday, play your cards right and you too can experience the satisfaction of owning a quintessential piece of western history.

### LOCATION DESCRIPTION

The subject site is located near the junction of US Hwy 180 and State Route Hwy 64, in what is now Grand Canyon Junction, along the southern route to the Grand Canyon.

### SITE DESCRIPTION

The subject vicinity reflects a rural mixed-use concentration along Hwy 180 and Hwy 64, including residential, hospitality, restaurant, and retail.

### EXTERIOR DESCRIPTION

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### LOCATION INFORMATION

Building Name	Historic Grand Canyon Trading Post Income Investment Property
Street Address	435 Linger Ln
City, State, Zip	Williams, AZ 86046
County	Coconino
Market	Northern Arizona
Sub-market	Grand Canyon
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Rural
Nearest Highway	180

### BUILDING INFORMATION

Building Size	1,728 SF
NOI	\$40,480.00
Cap Rate	8.35
Number of Floors	1
Year Built	1976
Year Last Renovated	2023
Construction Status	Existing
Framing	Wood
Condition	Good
Roof	New two-part commercial roof
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Concrete
Corridors	None

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	CG
Lot Size	43,560 SF
APN #	50314096
Lot Frontage	130 ft
Lot Depth	335 ft
Corner Property	No
Traffic Count	5000000
Traffic Count Street	Hwy 64
Amenities	Currently operating AirBNB, completely overhauled by ownership upon acquisition.
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

### UTILITIES & AMENITIES

Elevators	N/A
Central HVAC	Yes
HVAC	1
Broadband	Cable
Restrooms	1
Landscaping	N/A
Gas / Propane	Yes

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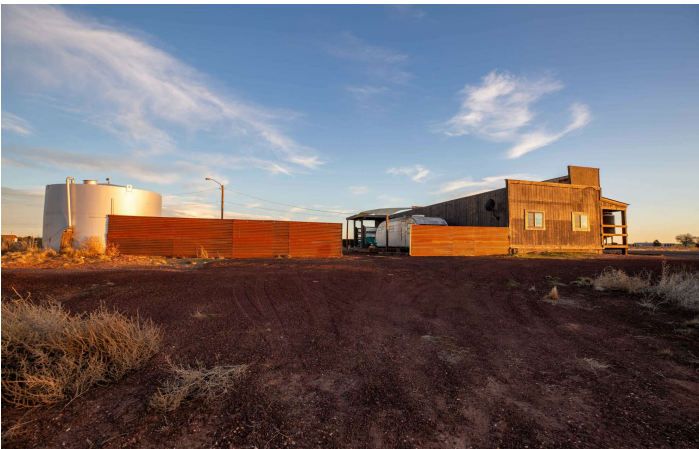
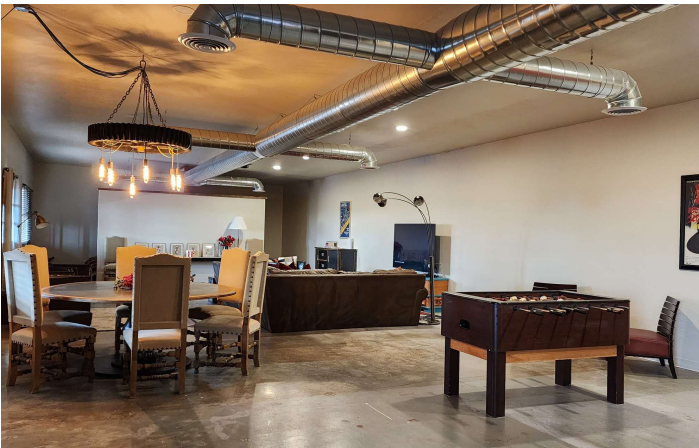


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### PROPERTY HIGHLIGHTS

- Operating Airbnb fully equipped, grossed +\$60,000 in 2023
- Substantial infrastructural and interior/exterior improvements (see improvement list)
- 22 miles south of the Grand Canyon National Monument
- Millions of annual traffic counts
- Commercial General zone allowing for a variety of mixed and commercial uses
- Permitted alternative septic system
- Upgraded water lines and electrical panel
- One acre of land allowing for expansion
- Separate retrofitted fifth wheel for extra rental income
- Visible from Hwy 64 north; subject site is located near the confluence of Hwy 180 and Hwy 64
- Keep the same successful premise in place, lease to a retail tenant, or owner-occupy
- FF&E may convey



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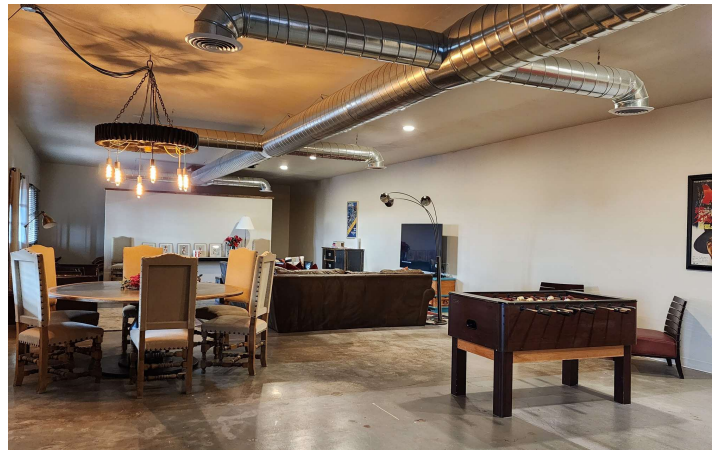
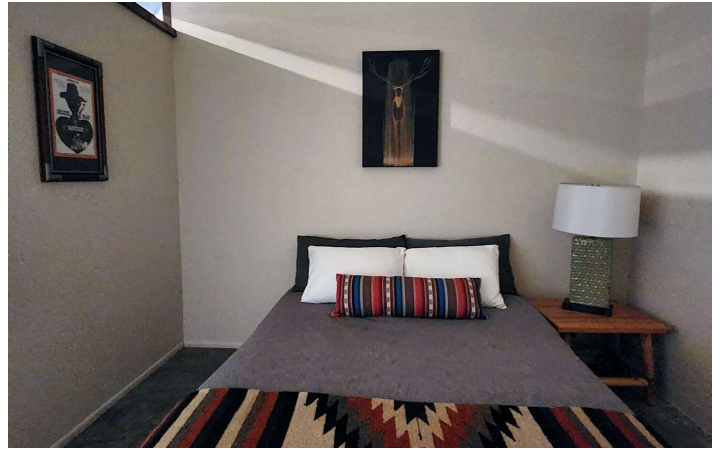
## **435 Linger Lane Improvements**

- \*Rebuilt front porch with corrugated steel
- \*New water main to building, one inch pex
- \*New 200 amp commercial service
- \*New electric AC, propane heater, exposed ducting through
- \*New ABS main sewer line to county certified septic
- \*Perk test done with county inspection
- \*New two part commercial roof on main building
- \*New water heater
- \*Updated water line from 10K water tank to building
- \*New electrical line to service water pump
- \*ADA compliant restroom
- \*Rebuild on rear deck
- \*Rebuilt parapet on front of building
- \*New LED can lights
- \*Installed 3 operable casement windows
- \*Interior repainted and built walls to bedrooms

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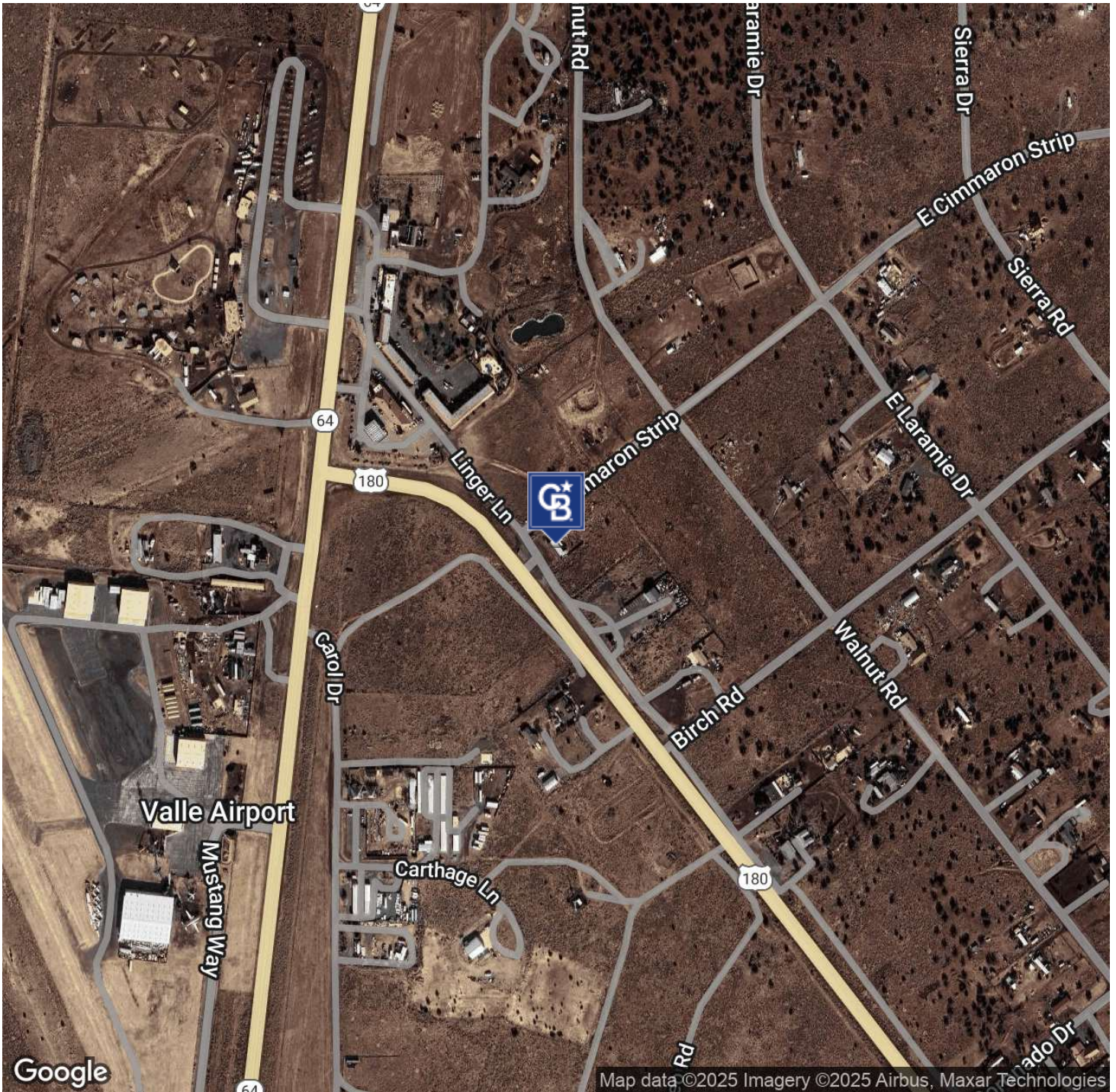


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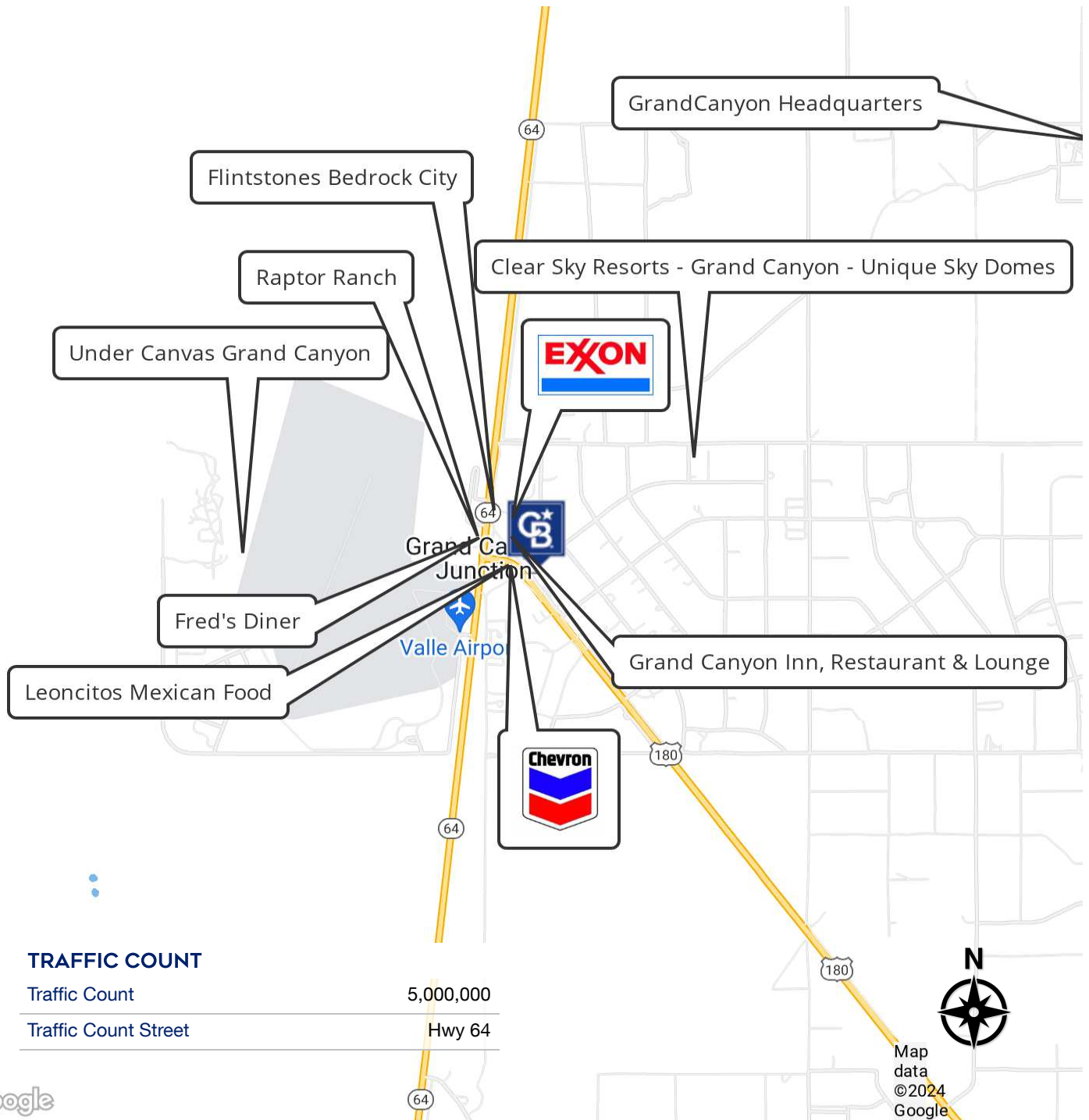
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### TRAFFIC COUNT

Traffic Count	5,000,000
Traffic Count Street	Hwy 64

Google

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### INVESTMENT OVERVIEW

Price	\$485,000
Price per SF	\$281
GRM	8.08
CAP Rate	8.35%
Cash-on-Cash Return (yr 1)	8.35%
Total Return (yr 1)	\$40,480

### OPERATING DATA

Gross Scheduled Income	\$60,000
Total Scheduled Income	\$60,000
Gross Income	\$60,000
Operating Expenses	\$19,520
Net Operating Income	\$40,480
Pre-Tax Cash Flow	\$40,480

### FINANCING DATA

Down Payment	\$485,000
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### DARIEN DEGHER

Commercial Sales and Leasing Specialist

darien@flagstaffrealestate.com

Direct: (928) 607-3749 | Cell: (928) 607-3749

### PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming an agent in 2011. His areas of expertise are far-reaching: commanding multi-million dollar sales for retail, office, and industrial properties, commercial and industrial leasing on both the Landlord and Tenant sides, mixed use investment opportunities, land sales, business sales, and commercial property management of both office and retail buildings. Darien recognizes the continually changing demands and needs of the industry and his local ties and intimate knowledge of the evolving Northern Arizona commercial real estate market have afforded him countless professional relationships. From leasing the small executive suite to representing the seller of a multi-million dollar property, Darien treats every deal and client the same way. He is a true Flagstaff native, and has the strong academic background (graduating Summa Cum Laude from Northern Arizona University), community involvement, interpersonal skills, and professional work experience necessary to address and meet all of his commercial clients' real estate needs.

### EDUCATION

Northern Arizona University - B.A. International Affairs

### MEMBERSHIPS

Northern Arizona Association of Realtors

#### Northland

5200 E. Cortland Blvd, Suite D3  
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### WHY COLDWELL BANKER COMMERCIAL

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- Landlord Representation

**3,300+**  
Professionals

Presence in  
**40 COUNTRIES**

**11,989**  
YE Sales Transactions

**4,970**  
YE Lease Transactions

**\$9.2 BILLION**  
Sales Volume

**\$1.63 BILLION**  
Lease Volume

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