



## Property Description

Spacious 4,980 square foot commercial auto property currently operating as a highly regarded transmission shop trusted by locals and travelers alike. The business has demonstrated consistent performance and high profitability over the years, offering a solid opportunity for continued success. Pride of ownership is evident with four pristine bays, a spacious waiting room, and a large separate storage area. Situated on a 35,482 square foot lot, this prime retail location is ideally positioned for maximum visibility and accessibility. Zoned Municipal. The property also includes a one-bedroom apartment with a separately fenced rear yard. FF&E can remain for the right terms, and the owner is willing to provide short-term training to support a smooth transition.

## Property Highlights

- Some phase 3 power
- On high-traffic I-40 Business Loop
- Spacious paved front parking lot, fully fenced yard in rear
- Seller carry available for the right terms

## Location Description

Holbrook, Arizona serves as the gateway to Petrified Forest National Park, attracting tourists from around the world. The renowned Wigwam Motel (an iconic Route 66 stop) and historic Navajo County Courthouse draw a steady stream of visitors. With its rich Wild West history, First Nations cultural offerings and strategic positioning, the Holbrook area presents an enticing opportunity for retail investors seeking a built-in customer base. The property is located just off the I-40 (Route 66) on the main business loop.

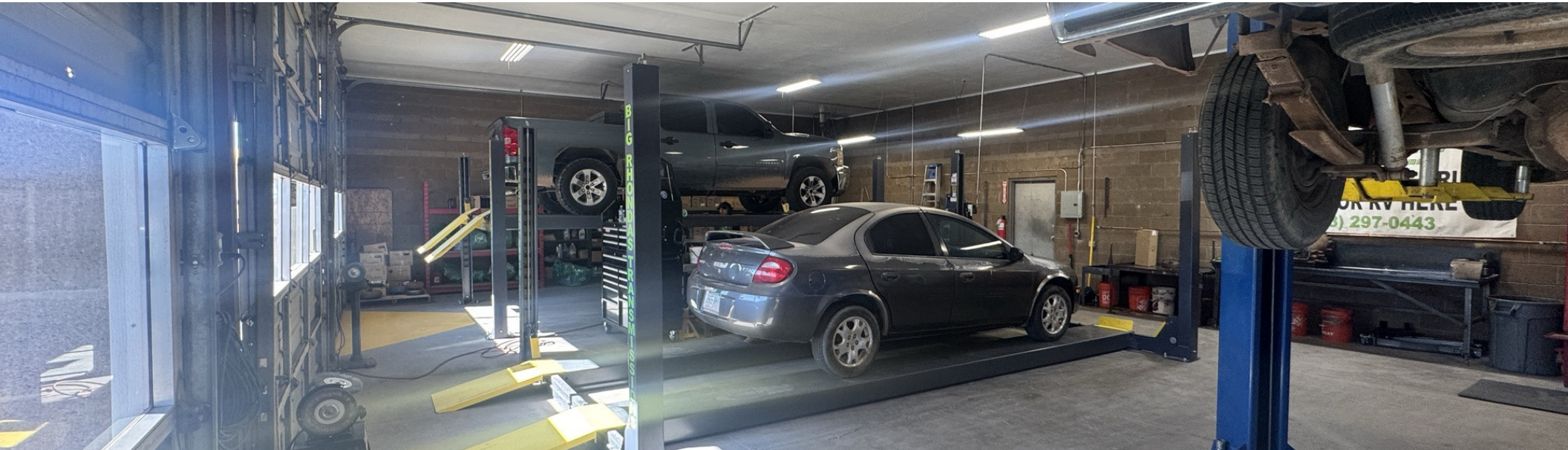
## Offering Summary

|                |           |
|----------------|-----------|
| Sale Price:    | \$750,000 |
| Lot Size:      | 35,284 SF |
| Building Size: | 4,980 SF  |



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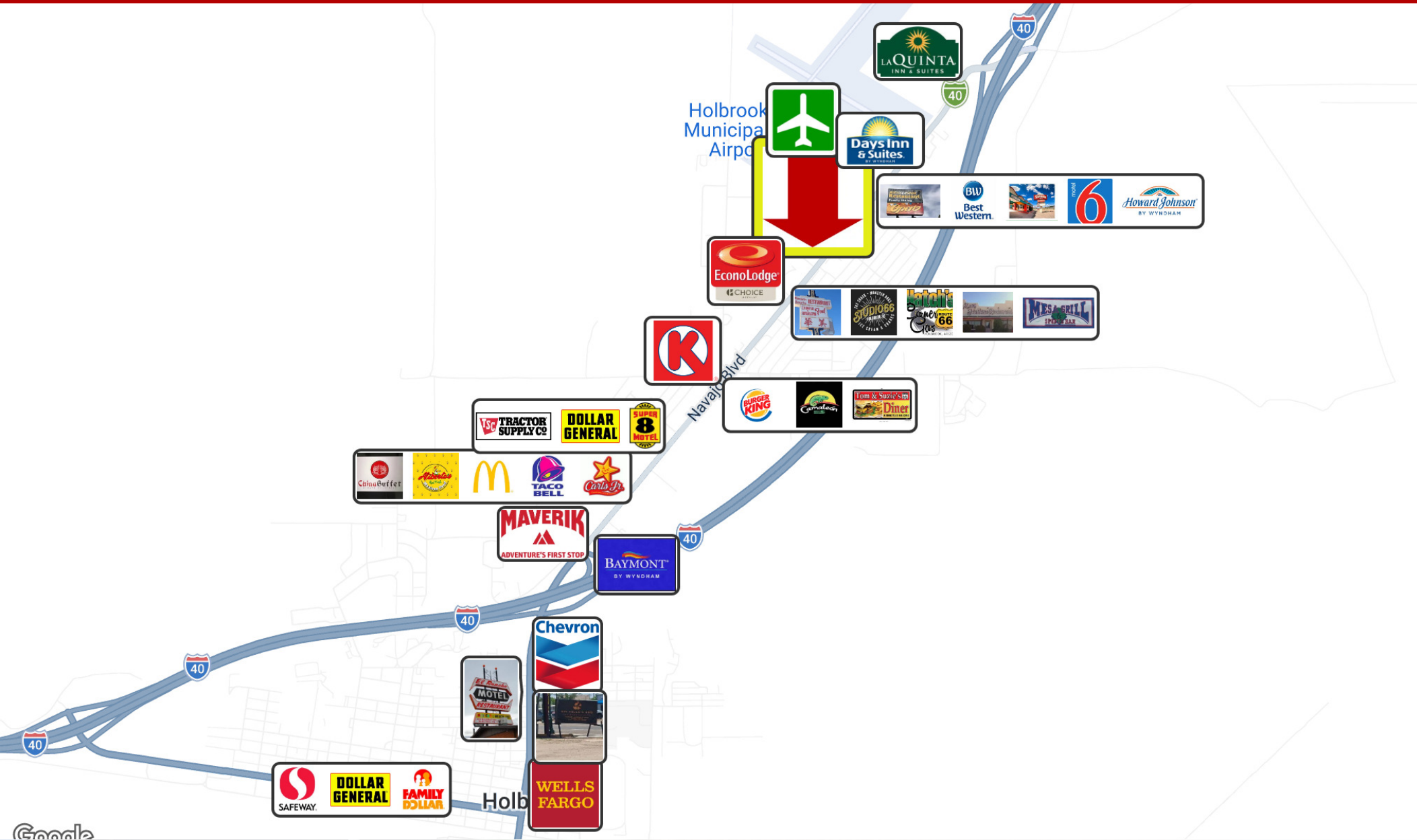
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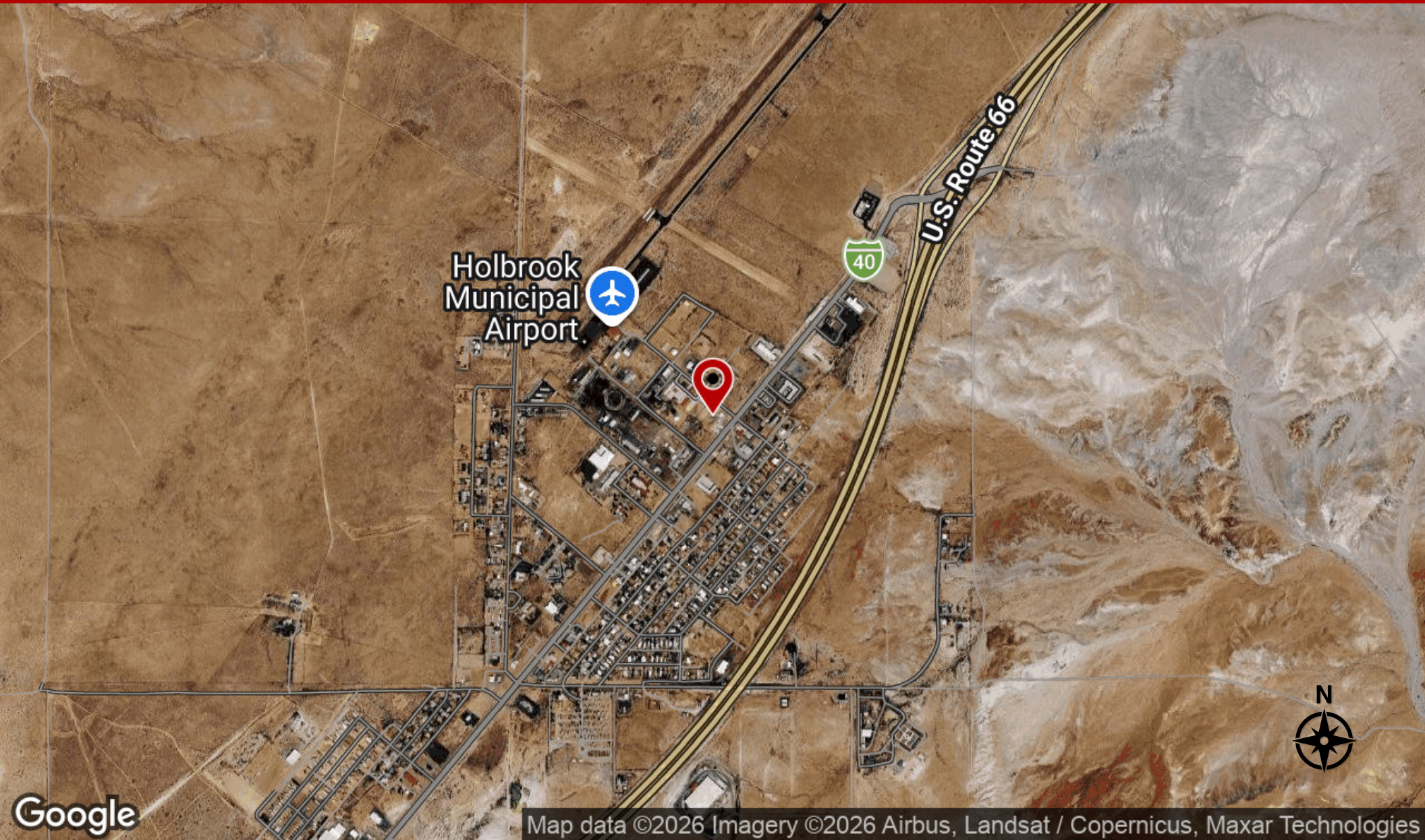


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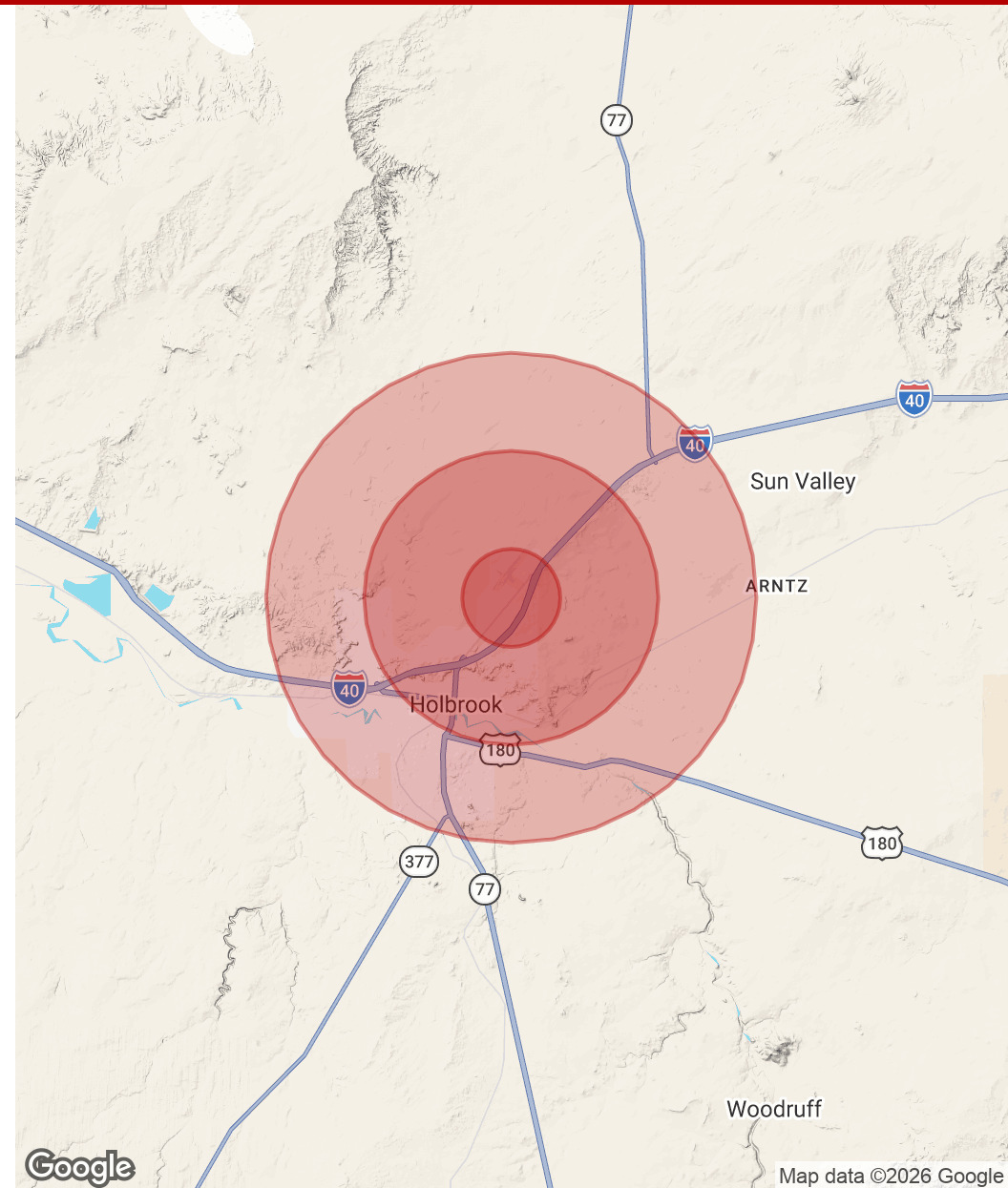
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| <b>Population</b>    | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 1,075         | 4,102          | 4,462          |
| Average Age          | 34.8          | 37.2           | 37.3           |
| Average Age (Male)   | 34.3          | 37.1           | 37.3           |
| Average Age (Female) | 35.4          | 37.4           | 37.4           |

| <b>Households &amp; Income</b> | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 361           | 1,390          | 1,531          |
| # of Persons per HH            | 2.9           | 2.7            | 2.7            |
| Average HH Income              | \$66,369      | \$63,553       | \$62,969       |
| Average House Value            | \$82,352      | \$94,567       | \$96,569       |

Demographics data derived from 2026 CoStar estimates.



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