

W E N D E N C O U N T R Y M A R K E T & R E S I D E N C E

70932 US HWY 60, WENDEN, AZ





MULTIPLE INCOME STREAMS

This is an incredible opportunity to own a thriving business on approx. 2.75 acres in the center of Wenden. There are a total of 9 buildings on the property including a strip shopping center with a laundromat, grocery store, hardware store, cafe and post office. There is also a 2500 sq ft 2005 triple wide residence behind the shopping center with detached garage and storage shed. Three detached individual units could be made into casitas.

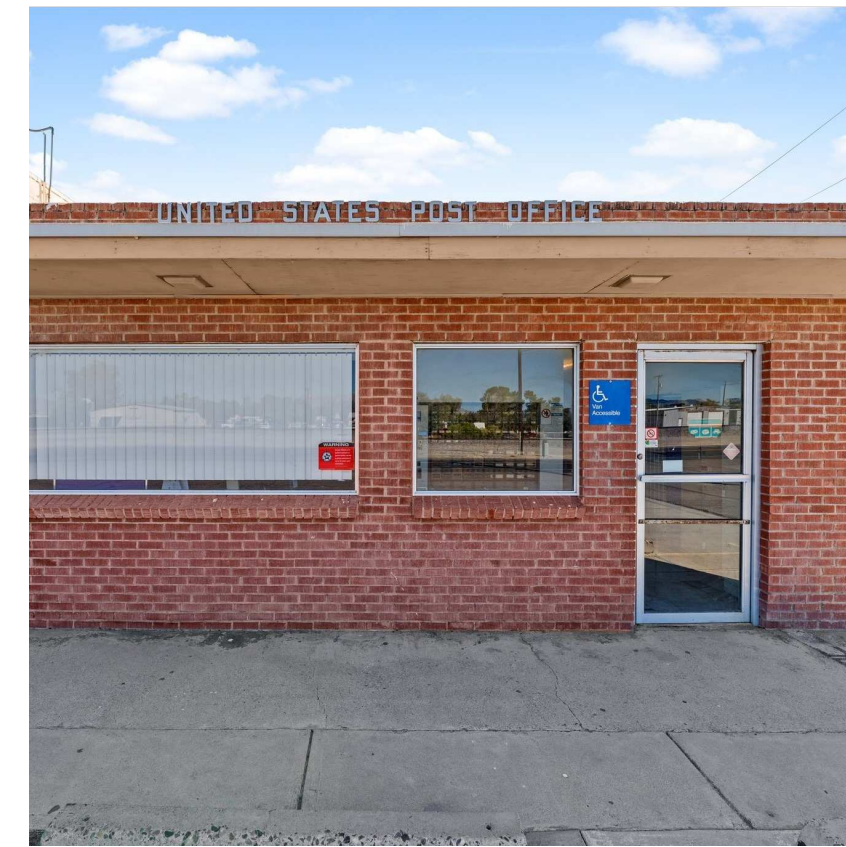
An additional acre west of the shopping center has an oversized 2-car garage, septic, water and electric. A great place to put in a few RV spots or park models. All of this within 35 miles of Alamo State Park. Sale to include all inventory, fixtures, lottery and liquor license. This is a great opportunity for someone to live in a great home and expand an already successful business.

MULTIPLE BUSINESS OPPORTUNITIES!

- Shopping Center has 8777 sq ft
- 2500 sq ft Personal Residence
- Current Post Office Lease in Place
- Total Acreage 2.75
- Located on Hwy 60 between Wickenburg and Quartzite

\$1,950,000





FIXTURES & INVENTORY INCLUDED

- Commercial Supermarket Produce Case
- 2-Door Walk-in Cooler and Freezer
- 3-Door Milk Walk-in Cooler
- 16 Door Walk-in Cooler
- Hot Dog Warmer
- Pizza Warmer & Pizza Oven
- 7' Wolf Commercial 4 Burner Flattop Grill
- Frymaster Deep Fryer
- True Commercial Refrigerator
- Glass Two Door Commercial Cooler
- Fridgedaire Commercial Freezer
- Contact Agent for Complete List





Personal Residence included with Property

This is a spacious 2500 sq ft 2005 Triple Wide located behind the shopping center. It has 3bdrm 2baths plus a Den and a Bonus Room off of the Family Room. The spacious kitchen has a center work-island and plenty of storage. The main bedroom has dual vanities and a jetted tub. The backyard is fenced with a jacuzzi that goes with the property.



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This is not intended to solicit a currently listed home
Information is deemed reliable, but not guaranteed.