



### Property Description

Spacious 4,980 square foot commercial auto property currently operating as a highly regarded transmission shop trusted by locals and travelers alike. Pride of ownership is evident with four pristine bays, spacious waiting room and 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 separately fenced rear yard. FF&E can remain for the right terms and owner willing to train for a short period.

### 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:	\$899,000
Lot Size:	35,284 SF
Building Size:	4,980 SF



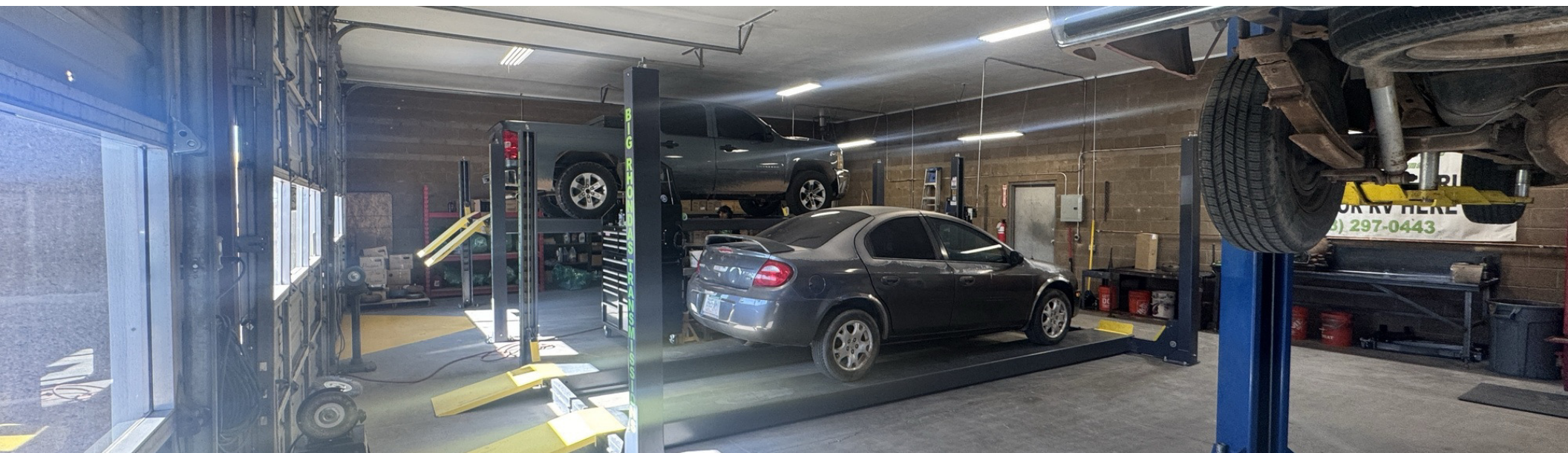
#### Hani Aldulaimi

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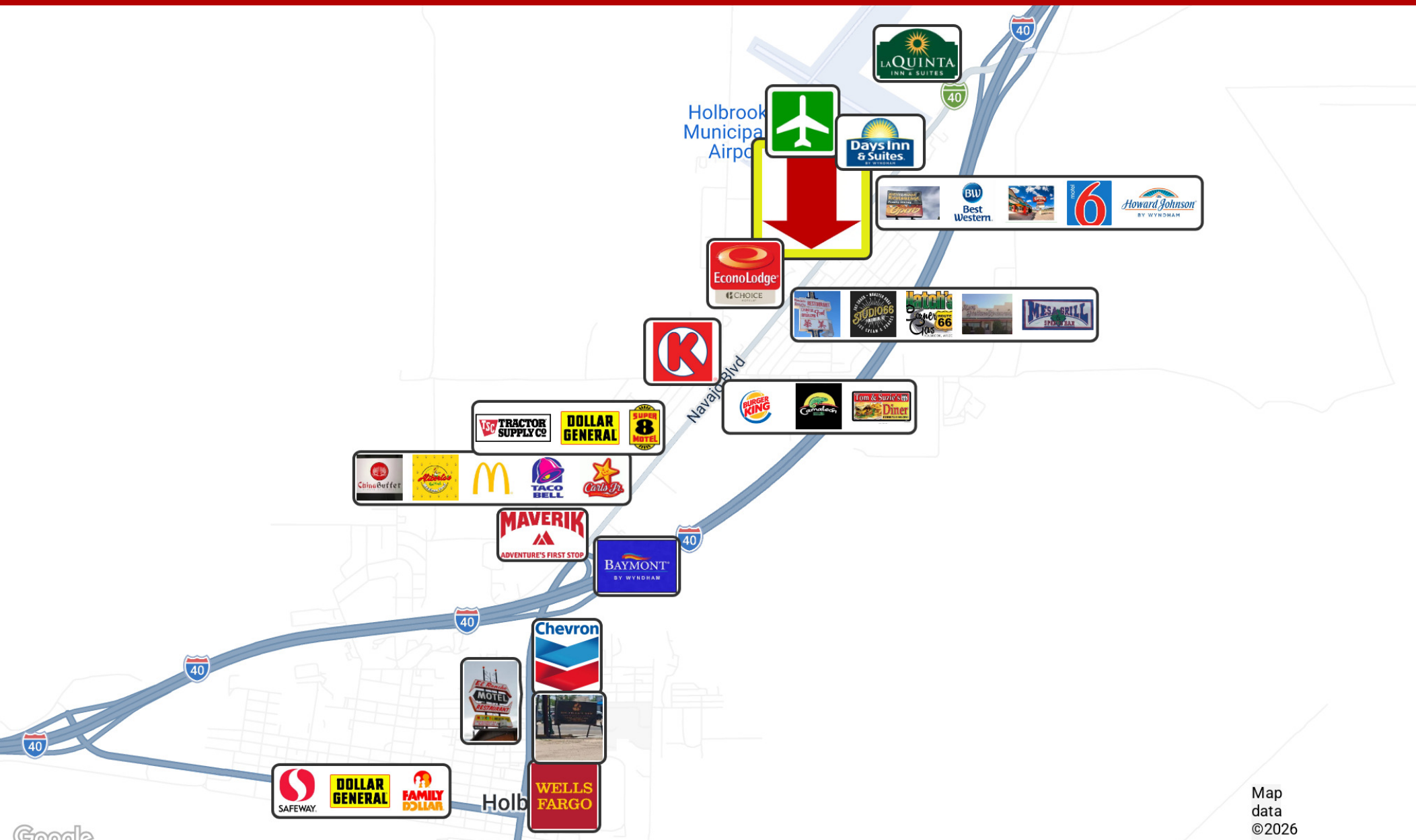
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KW Commercial | 2077 East Warner Road, #110, Tempe, AZ 85284 | kwcommercial.com





Map  
data  
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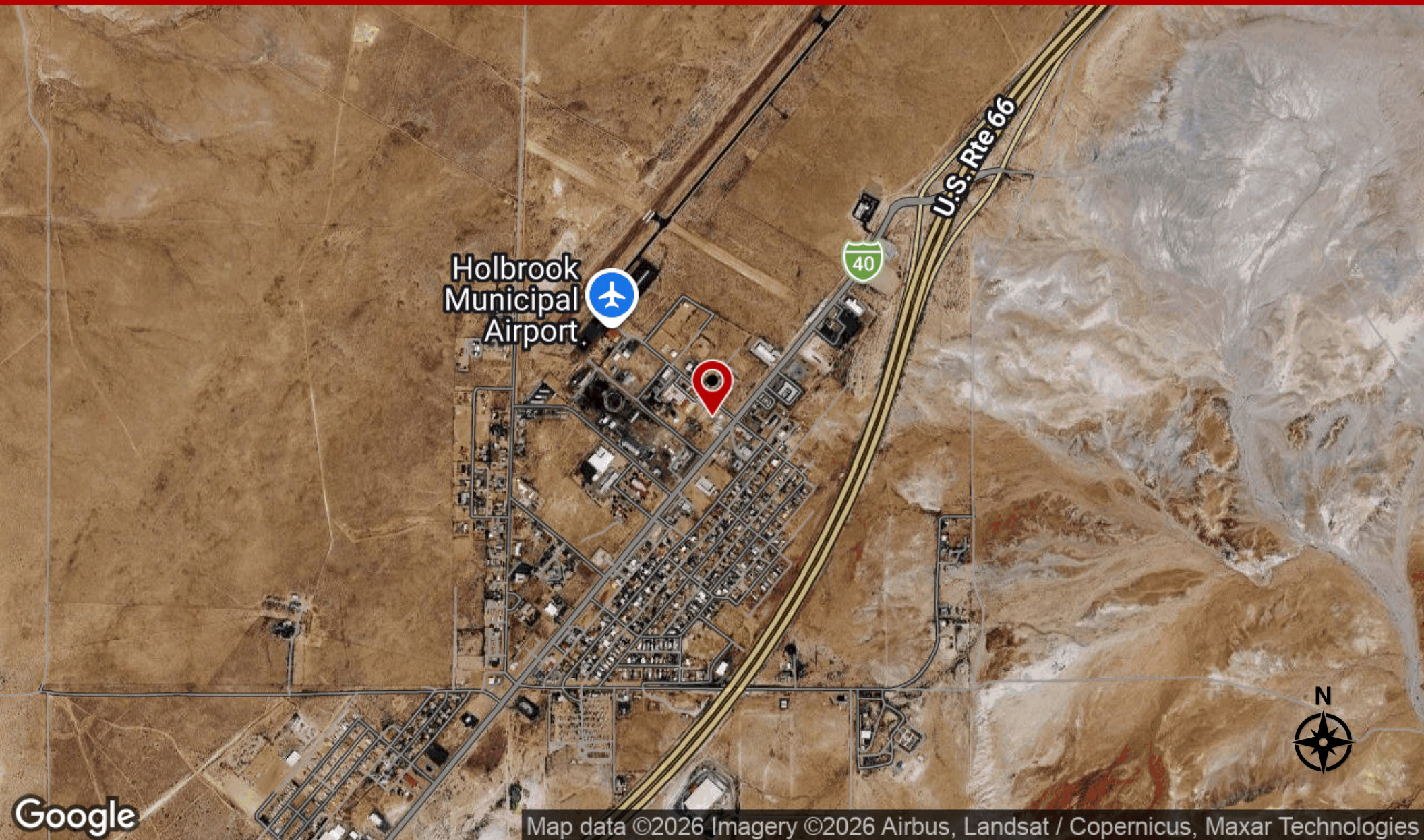
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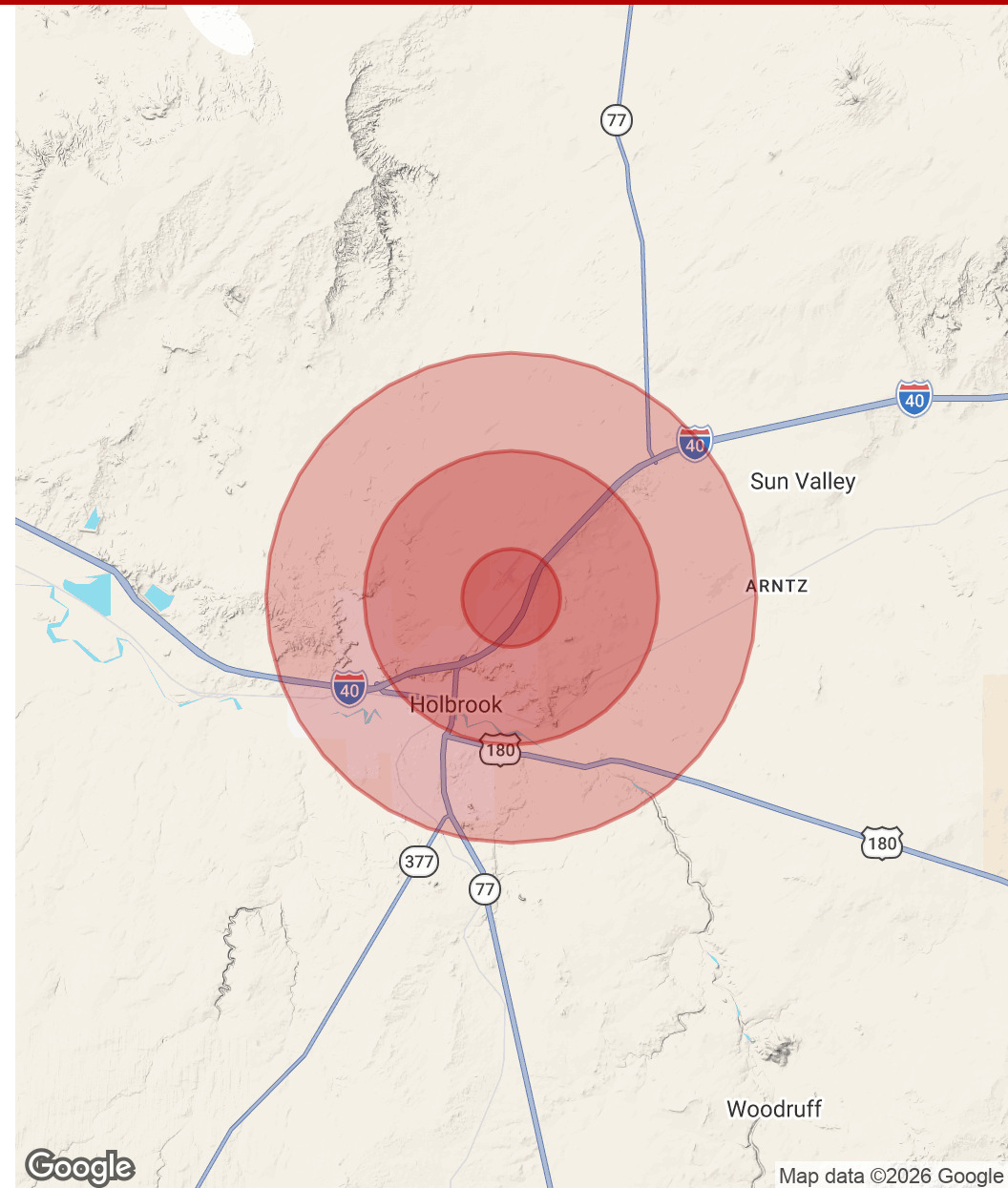
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,075	4,102	4,462
Average Age	34.8	37.2	37.3
Average Age (Male)	34.3	37.1	37.3
Average Age (Female)	35.4	37.4	37.4

Households & Income	1 Mile	3 Miles	5 Miles
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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