



### **300 N Broad Street, Globe AZ 85501**

Historic Downtown Commercial Property | Mixed-Use Opportunity | Prime Visibility

#### **Property Highlights**

- Address: 300 N Broad Street, Globe, AZ 85501
- Offering Price: \$689,000(subject to change)
- Building Size: Approx. 6,000 SF
- Lot Size: Approx. 0.07 acres ( $\approx$ 3,049 SF)
- Year Built: Circa 1901 (Historic Bank Building)
- Zoning/Use: Retail / Commercial / Mixed-Use

#### **Location & Market Opportunity**

Downtown Globe is the region's historic and cultural hub, with strong visibility and traffic along Broad Street. The property sits among local restaurants, galleries, civic offices, and tourist attractions, making it ideal for an owner-user, retail operator, or investor seeking a mixed-use downtown asset.

### Property Features

- Ground floor with open retail/showroom layout and large windows
- High ceilings, vintage architectural features (vault, marble accents, period trim)
- Upper level suitable for apartments, office, or creative use
- Historic character ideal for branding, hospitality, or boutique retail
- Located within Globe's main commercial corridor with walkable access to amenities

### Investment / Condition Notes

The property is being offered 'as-is' and may require updates or tenant improvements. Historic tax credits, city façade improvement grants, or tourism-related incentives may apply. Its size, visibility, and flexible zoning create strong potential for repositioning and long-term appreciation.

### Why This Deal Stands Out

- Historic landmark status in downtown Globe
- Mixed-use flexibility for retail, office, or residential uses
- High visibility and foot traffic on Broad Street
- Strong potential for value-add through renovation or adaptive reuse
- Rare large-footprint building in a limited inventory market

### Next Steps & Contact

Interested buyers are encouraged to schedule a private tour, request floor plans, and review available financials. Submit all offers subject to inspection and due diligence.

- Broker Contact: Eric DuFriend, Oak Realty
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