

FOR SALE



5805 W. Wagon Wheel Lane Lakeside, Arizona 85901



3,667 SF Main Office building, 1,200 SF shop building with garage door, .26 acre fenced in yard on .7 acres C-R zoned property. Has potential 7 private offices several multi-use workspaces and kitchenette. Located near the largest senior living facility in the area, a medical/surgery center and light industrial warehouses. The property provides a central location in an unincorporated county area to meet the growing needs of the Greater Show Low Commercial area.

HIGHLIGHTS

- **Office / Medical/ Professional Services Spaces**
- **PRICE \$672,000**
- **3,667 SF Main Building
1,200 SF Shop with Garage Door**
- **C-R Zoning, 20-24 parking spaces**

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SHOW LOW AREA INFORMATION

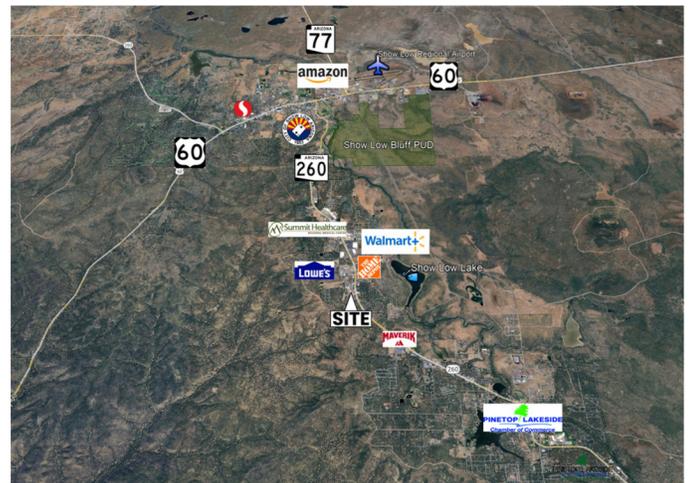


Show Low, Arizona, is a prime spot for commercial real estate investment, seamlessly blending its historical roots with tourism and modern industrial growth. Nestled in Navajo County, at an elevation of 6,345 feet, this vibrant community is strategically located near major highways, including U.S. Route 60 and State Route 77, ensuring excellent accessibility and attracting over 150,000 individuals. Originally a logging and ranching hub, Show Low now hosts diverse industries. Companies like Aero Products (Aerospace), CNC, milling and manufacturing businesses, medical manufacturing along with tourism and construction contribute to the local sector.

Construction in Show Low and the greater White Mountains is booming, with numerous residential and commercial projects underway. The city's commitment to infrastructure development supports both new businesses and residents, supporting economic growth and modernization. The City of Show Low is set to open a special event center in 2027 to further support tourism and event attractions.

Tourism thrives with local destinations such as Fool Hollow Lake Recreation Area, White Mountain Trail System, outdoor activities and weekend festivals drawing visitors year-round. Events celebrate the city's heritage and vibrant community. Combining a rich history with tourism, industry and commercial developments, Show Low offers a dynamic environment for business ventures, supported by strategic local initiatives and economic development efforts.

LOCATOR MAP



**5805 W. Wagon Wheel Lane
Lakeside, Arizona 85901**

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Population	5 mile	10 mile
2010 Population	13,989	27,979
2023 Population	16,529	31,261
Annual Growth 2010-2023	1.4%	0.9%
Median Age	44.8	44.5
Bachelor's Degree or Higher	21%	20%



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