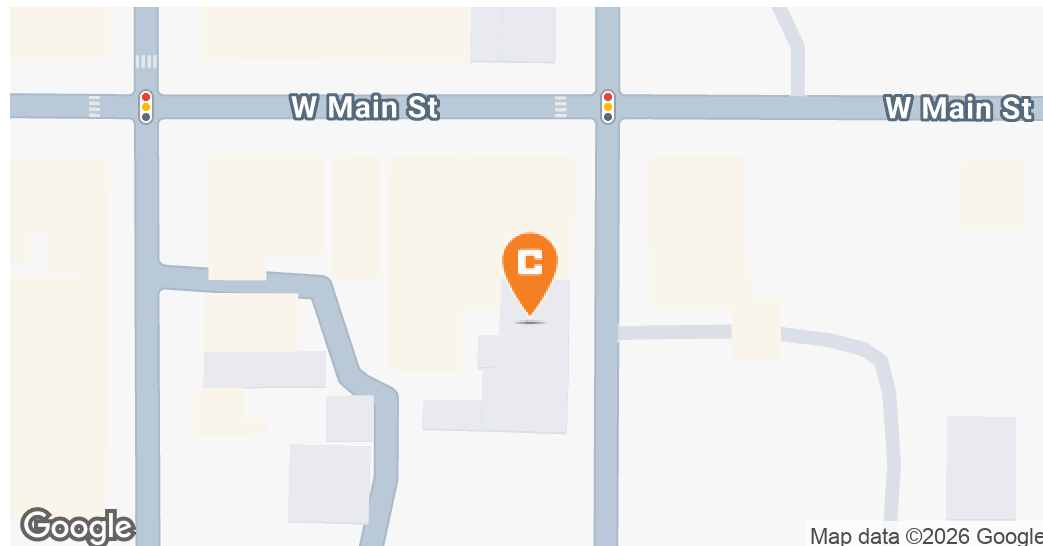
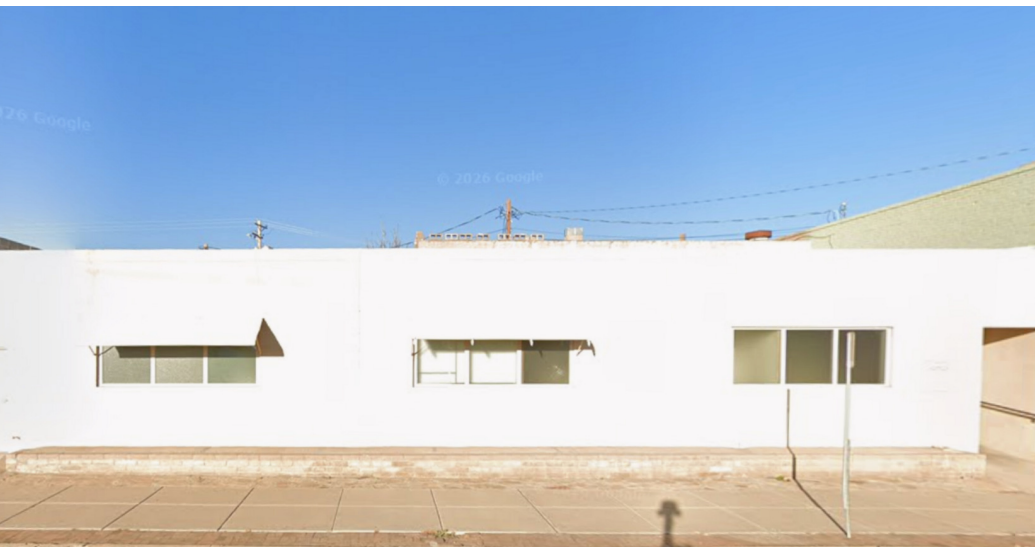


618 S CENTRAL AVE

SAFFORD, AZ 85546

OFFICE BUILDING | FOR SALE



PROPERTY HIGHLIGHTS

- **Architectural Charm:** The building showcases early 20th-century architecture, offering a unique character and charm that can be preserved or enhanced in future renovations.
- **Strategic Location:** Located on Main Street, the property benefits from high foot traffic and visibility, making it an ideal location for various commercial ventures.
- **Revitalization Grant:** The available \$6,000 Main Street Revitalization Grant can be utilized for improvements, enhancing the property's appeal and functionality.
- **Versatile Use:** The spacious interior allows for a variety of potential uses, including retail, office space, or community services.

OFFERING SUMMARY

Sale Price:	\$355,000
APN:	102-22-425
Lot Size:	3,691 SF
Building Size:	3,115 SF
Zoning:	C-1
Year Built:	1940
Former Use:	Safford General Hospital
Available Grant:	\$6,000 Main Street Revitalization Grant

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Historical Significance:

Originally built in the early 1900s, the Safford General Hospital served as a crucial healthcare facility for the community, providing essential medical services to the residents of Safford and surrounding areas. This historical building embodies the rich heritage of Safford, reflecting the town's growth and development over the past century.

Community Impact:

As a landmark in Safford, this property not only offers a unique investment opportunity but also plays a vital role in the community's identity. Revitalizing this historic site can contribute to the economic growth of the area and serve as a focal point for local businesses and activities.

Conclusion:

This property at 618 South Central presents an exceptional opportunity for investors and developers looking to make a meaningful impact in the Safford community while capitalizing on its historical significance and prime location.

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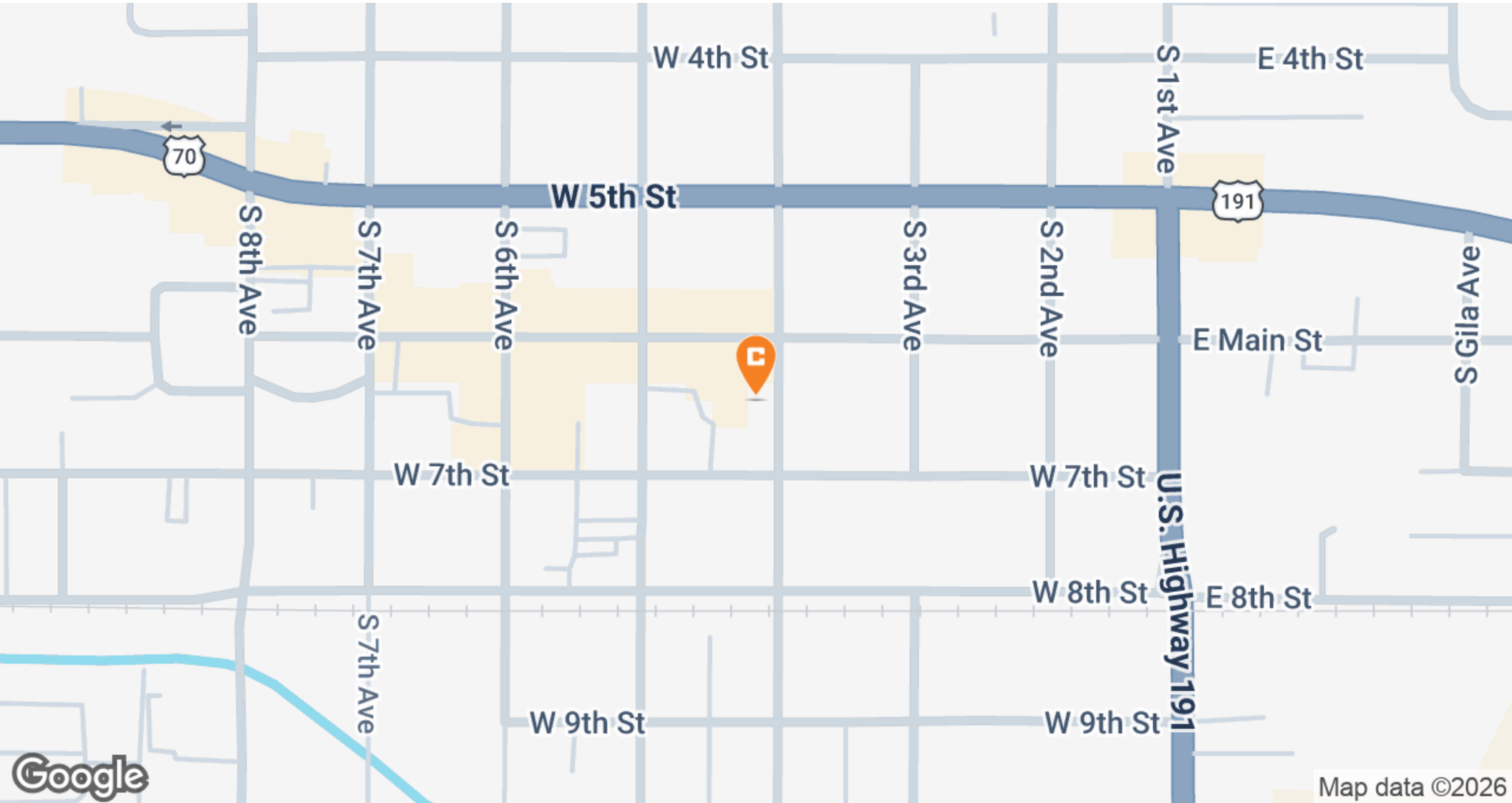
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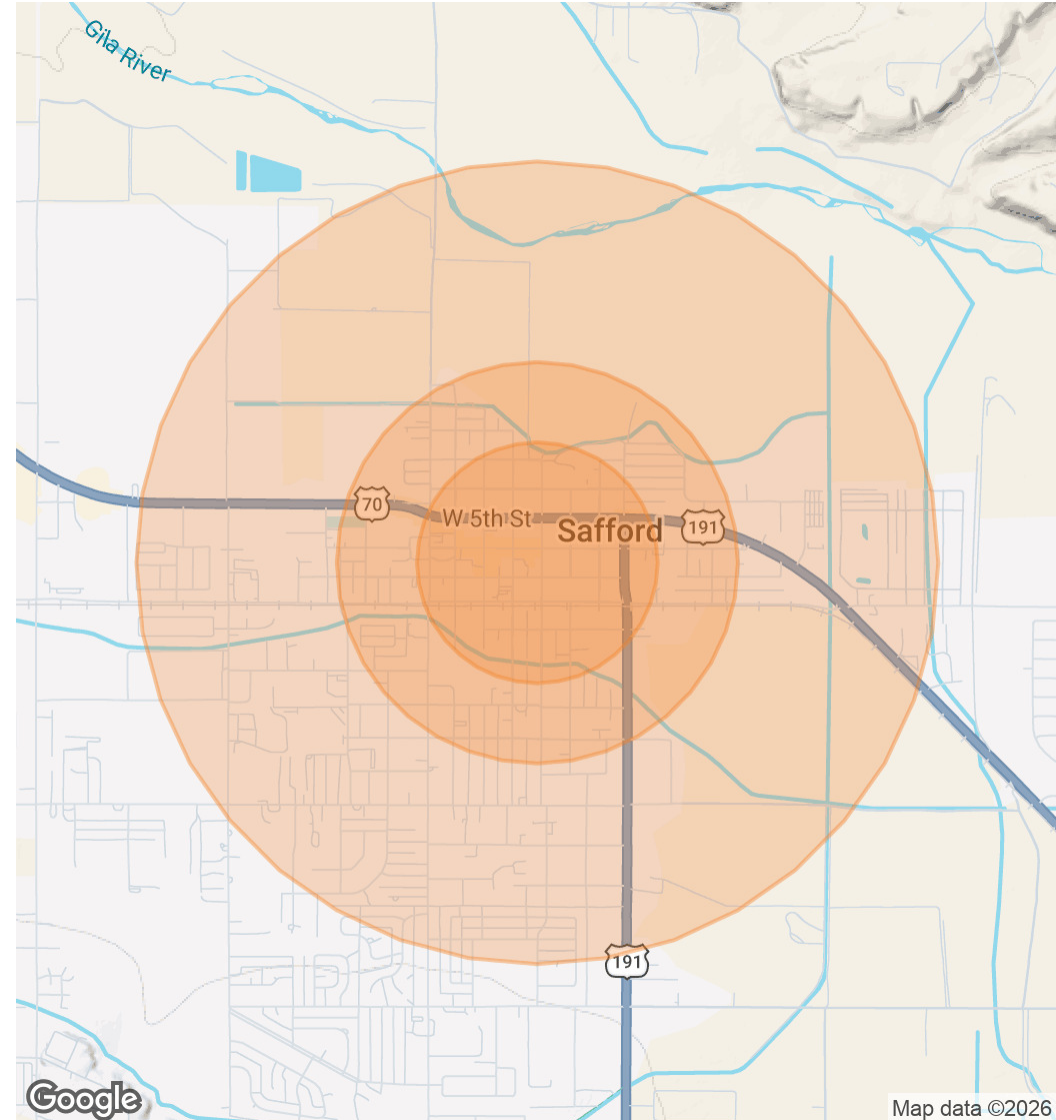
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OFFICE BUILDING | FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	581	1,766	5,130
Average Age	39	39	38
Average Age (Male)	38	38	36
Average Age (Female)	40	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	248	748	2,011
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$66,682	\$67,400	\$71,252
Average House Value	\$165,220	\$172,449	\$175,495

2020 American Community Survey (ACS)



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