



FOR SALE

BUILDING SF: 2,599 SF LAND SF: 0.46 AC SNOWFLAKE, AZ

Property Highlights

- Frontage on Main Street, which carries State Route 77 through Snowflake, with 17,075 vehicles per day (ADOT, 2024)
- Freestanding building with dedicated parking lot
- \$134.67 per building SF, below replacement cost
- General Commercial zoning serving the combined Snowflake and Taylor trade area, 25 miles south of Interstate 40 via Highway 77

Tax Parcel ID	RE Taxes	Zoning	Asking Price
202-11-142A	\$1,601.18	General Commercial	\$350,000

Restrictions

Restricted against uses competitive with convenience stores.

Offering Process

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield | PICOR.

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