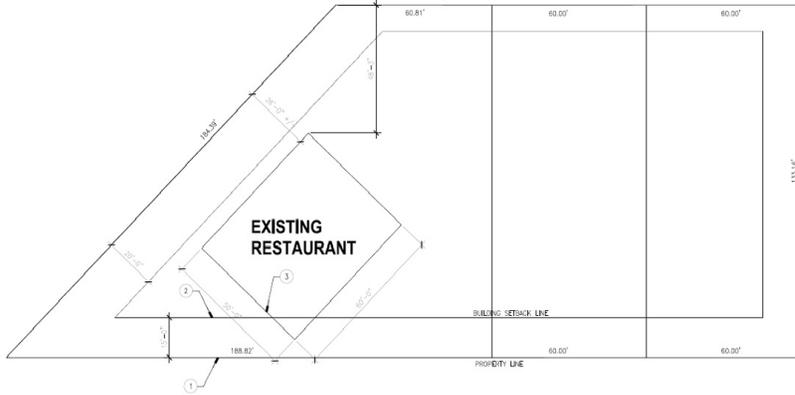




LAND LEASE ± 0.75 AC WITH BUILDING

1111 S Beeline Hwy • Payson, Arizona

LAND LEASE



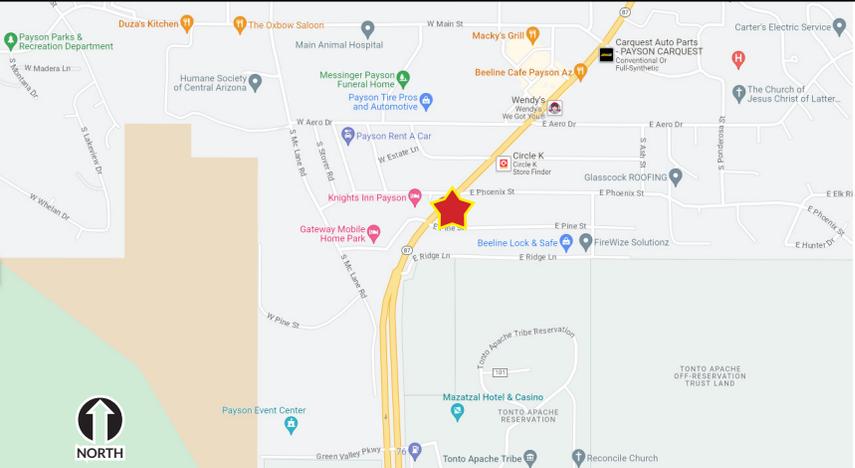
PROPERTY OVERVIEW

- ± 2,755 SF Freestanding building with two (2) bathrooms
- Fully built-out restaurant space with sit-down format
- Some restaurant equipment included: kitchen exhaust hood (2013) and refrigerators
- Front Deck for outdoor entertainment (50' x 25')
- Additional ± 245 SF outside storage space
- Ample Parking: 50 spaces
- Parcel Size: ± 0.75 AC
- Zoning: C-2, Commercial
- Uses: Restaurant, Retail, Office
- Building was completely rebuilt in 1993; updates in 2009; new roof 2012, new exhaust hood 2013, various updates 2013-16
- Frontage to Beeline Highway in Payson, Arizona



AREA HIGHLIGHTS

- First building in town after the casino on the main Highway 87
- Across from the rodeo grounds, movie theater, and casino
- Close proximity to two (2) hotels
- North of Payson Event Center
- Will benefit from the Tonto Apache Tribe's entertainment district
- Payson hosts the World's Oldest Continuous Rodeo, established in 1884 and the Old Time Fiddlers Contest which celebrates the area's musical heritage



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