

Property Facts Sheet

Location	315 Andy Devine Avenue		
Parcel #	303-08-033B		
Acreage	0.22		
Zoning	C3		
Built	1909 (Studio/Restaurant 1915) The Brunswick is listed on the National Register of Historic Properties. Renovations may be eligible for grant funding and/or tax credits.		
Amenities	Garibaldi's	fully equipped kitchen, equipment belongs to the tenant, dining room with 48-50 seats, two restrooms Luigi Garibaldi has been a tenant since 2016	
	Historic Restaurant	Garibaldi's expanded the formal dining room into the historic restaurant with 50 - 60 seats, kitchen and prep room. 2 news restrooms (shared with gallery)	
	Gallery	today used as gallery and office	
	2 Suites	small kitchen, queen size bed and a couch that folds, each bathroom has a large ADA compliant roll-in shower, access to a private courtyard currently rented through AirBnB	
	2nd and 3rd floor	the interior is mostly stripped off material from the last renovation, the remodeling plans have been prepared	
	Basement	basement below Garibaldi's is used as storage, below Historic Hotel as technical room and potential use as cellar	
Surface/Lease	Garibaldis	approx. 1,800 sq ft	\$ 18,000
	Historic Restaurant	approx. 1,735 sq ft	\$ 18,000
	Toilet Facility	approx. 400 sq ft	
	Gallery	approx. 1,350 sq ft	\$ 9,000
	2 Suites	approx. 1,025 sq ft	\$ 24,000
	2nd floor	approx. 3,500 sq ft	empty
	3rd floor	approx. 3,500 sq ft	empty
	Basement	approx. 1,500 sq ft	included
	Total	approx. 14,805 sq ft	
Improvements	313 Andy Devine (Studio/Restaurant)	completely renewed, all new, inside and outside, including basement	2014 - 2017
	315 Andy Devine	striped of material from 60's renovation first floor completely renovated, inside	2012 2023
	(Fine Dining/Gallery) and outside	new roof	2012
		Façade front including windows	2022
		basement renewed machinery	2023

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Financials

	Result 2024	Potential 25/26
Garibaldi's	\$ 36,000	\$ 48,000
Gallery	\$ 9,600	\$ 9,600
Studios	\$ 16,917	\$ 24,000
2nd/3rd floor		after renovation
Utilities	\$ 4,980	\$ 4,000
Insurance	\$ 7,190	\$ 7,190
Regular maintenance	\$ 5,200	\$ 5,000
Property Tax	\$ 6,798	\$ 6,798
Result 2024	\$ 38,349	
Potential today/2026		\$ 58,612
Selling price of the building		\$ 2,500,000

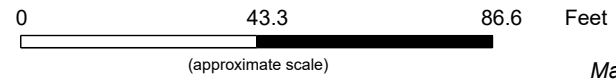
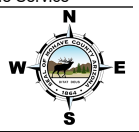
The Cap Rate must include the potential in the additional 10 apartments or studios in the 2nd and 3rd floor.



Legend

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- + Railroad
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management**
- Bureau of Land Management
- Bureau of Reclamation
- County
- Indian Lands
- Local or State Parks
- Military
- National Parks Service
- Other
- Private
- State
- State Wildlife Area
- US Forest Service
- US Fish & Wildlife Service

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Notes:

Land Area: 0.22 ACRES
 Assessor Use Code: 0411-HOTEL, 2-4 STORY