

# FOR LEASE - COMMERCIAL RETAIL BUILDING

## FREESTANDING APPROXIMATELY 1,275 SQUARE FEET

### 1831 STATE HWY. 260, HEBER-OVERGAARD, ARIZONA



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**MCGINN COMMERCIAL, LLC.**  
COMMERCIAL REAL ESTATE BROKERAGE, DEVELOPMENT & INVESTMENT

# FOR LEASE

**FREESTANDING COMMERCIAL BUILDING - APPROXIMATELY 1,275 SQ. FT.  
1831 STATE HWY. 260, HEBER-OVERGAARD, AZ.**



## DETAILS:

Property Location:	1831 State Hwy. 260 Heber-Overgaard, Arizona Corner Location (@ Parkview Rd.)
Space Available:	Approximately 1,275 Sq. Ft. (on approx. 2.15 acres) Freestanding Retail-Commercial Building
Commercial/Retail Use:	Ideal Location for Retail Store, Small Office, Sandwich Shop, Services, QSR, Café, Coffee, Etc.
Lease Rate:	Contact Listing Broker
Traffic Counts:	Weekday Approx. 5,400+ vpd Weekend Approx. 6,700+ vpd
Utilities:	Utilities Available at Site* *Septic (No sewer available)
Zoning:	C-R Commercial Residential - Navajo County (AHJ)
Legal Disclosure:	Owner-Broker

**McGINN COMMERCIAL, LLC.**

**COMMERCIAL REAL ESTATE BROKERAGE, DEVELOPMENT & INVESTMENT**

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