

# SALE

## FORMER RIM TOP SMOKE HAUS

1992 Twin Pines Trail Overgaard, AZ 85928



### PROPERTY DESCRIPTION

#### FINAL REDUCTION - MUST SELL

Property can be marketed as a restaurant, bar, gas station, coffee shop, etc. with flexible zoning due to location. Huge re-development opportunity. Seller to provide partial compensation if Buyer encloses patio for indoor seating.

### PROPERTY HIGHLIGHTS

- Great Location
- High freeway visibility
- Various development opportunities

### OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	1.36 Acres
Building Size:	700 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,153	5,004	5,376
Total Population	634	2,785	3,054
Average HH Income	\$11,965	\$13,700	\$14,121

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