

FOR SALE

FORMER RIM TOP SMOKE HAUS

1992 Twin Pines Trail Overgaard, AZ 85933



Sale Price

\$1,770,000

OFFERING SUMMARY

Building Size:	700 SF
Lot Size:	1.39 Acres
Price / SF:	\$2,528.57
Year Built:	1971
Renovated:	2021
Zoning:	C

PROPERTY OVERVIEW

Commercial flexible zoning mixed-use based on location. Property can be redeveloped as a restaurant, gas station, motel, coffee house, bar and more. Immaculately kept, this property is in turnkey condition. All FF&E's convey. All offers considered.

PROPERTY HIGHLIGHTS

- Highly trafficked with visibility from highway
- 20+ Parking spaces
- Various redevelopment opportunities

Pepper Heard
480 527 9194



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PROPERTY DESCRIPTION

Located in great location for high visibility, this rare redevelopment opportunity is a must see. Beautifully expanded patio deck with scenic views of surrounding area. Comes with an American Built custom gas smoker with a rotating carriage for a maximum meat capacity of 500 lbs.

LOCATION DESCRIPTION

Positioned at well traveled location at the intersection of I-260 and I-277

IMMEDIATE

Build to Suit

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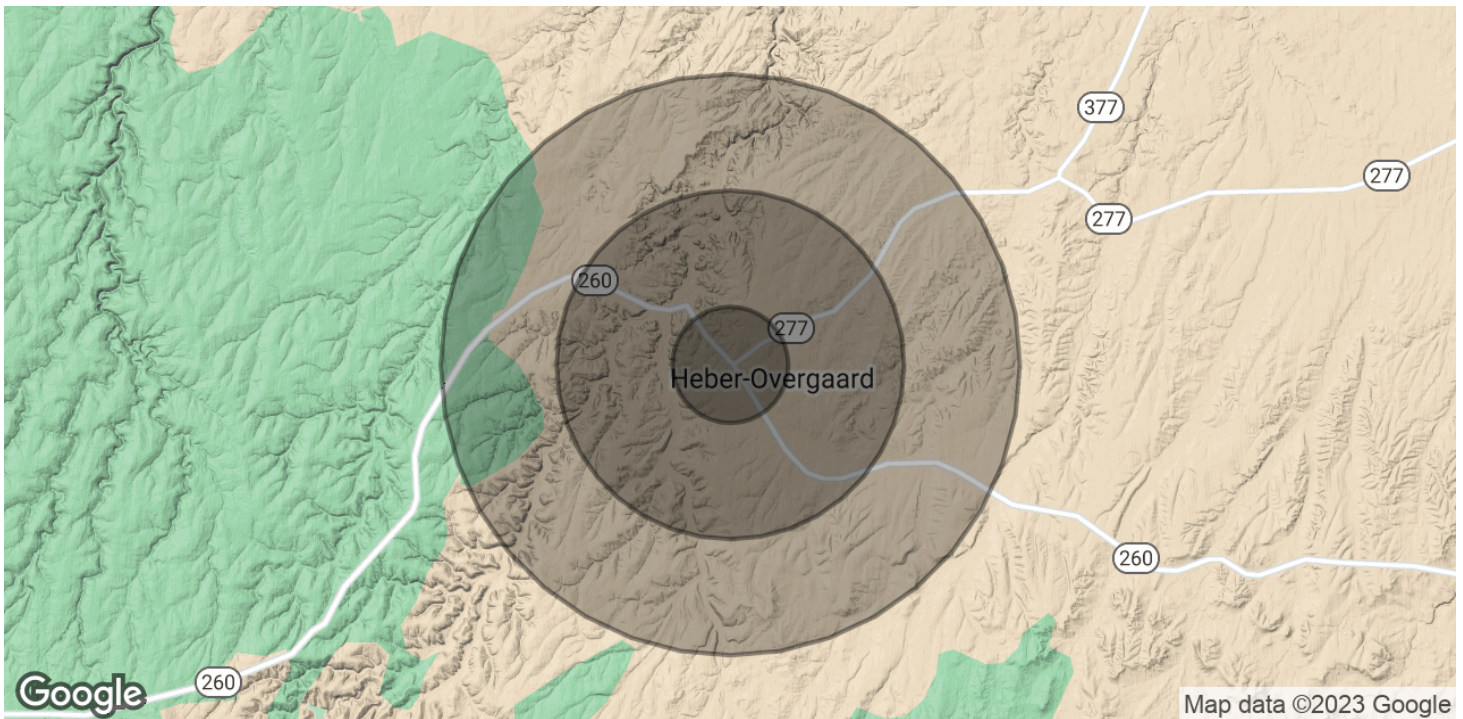


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	634	2,785	3,054
Average Age	63.4	63.2	62.7
Average Age (Male)	65.7	64.9	64.4
Average Age (Female)	61.7	61.8	61.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,153	5,004	5,376
# of Persons per HH	0.5	0.6	0.6
Average HH Income	\$11,965	\$13,700	\$14,121
Average House Value	\$221,073	\$228,747	\$228,481

* Demographic data derived from 2020 ACS - US Census

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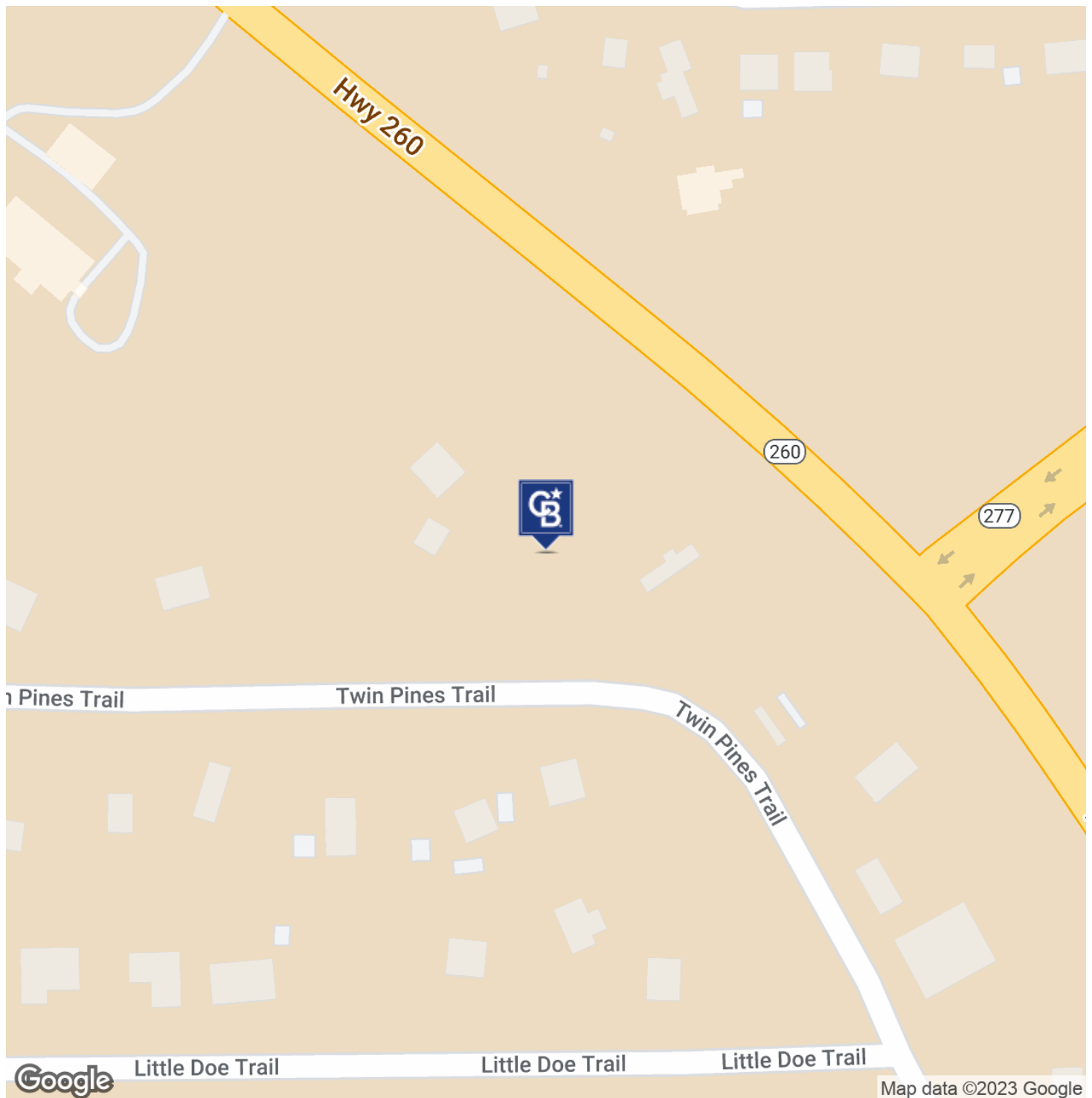


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PROPERTY HIGHLIGHTS

- Great Location
- Heavily trafficked site
- Various redevelopment opportunities
- Site is 700 SF on 1.39 Acres
- 20+ Parking spaces
- Flexible zoning for gas station, restaurant, motel, convenience store, coffee shop and more
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