


## Client Detail

List Number: 237156

	<b>Property Type</b>	Commercial	<b>Area</b>	Concho Valley
	<b>Commercial Type</b>	Business w/Land	<b>State</b>	AZ
	<b>Business Type:</b>	Other	<b>Zip Code</b>	85924
	<b>Status</b>	Active	<b>Aprx SqFt</b>	1,224
	<b>Short Address</b>	32 County Road 5059	<b>Aprx SqFt Source</b>	Other
	<b>City</b>	Concho Valley	<b>Builder</b>	
	<b>Aprx # of Acres</b>	0.31	<b>Year Built</b>	2001
	<b>13,504</b>	13,504	<b>Tax Year</b>	2020
	<b>School District</b>		<b>Taxes</b>	2,129
			<b>Zoning (Manual)</b>	Commercial

<b>Cumulative DOM:</b>	7	<b>Metered Water Provider</b>	Livco	<b>Legal</b>	Concho Valley unit 4-A, Sec 18, T12N, R26E
<b>Original List Price</b>	390,000	<b>Other</b>		<b>Township</b>	12N
<b>Aprx SqFt</b>	1,224	<b>Other</b>		<b>Range</b>	26E
<b>List Price/SqFt</b>	318.63	<b>Other</b>		<b>Section</b>	18
		<b>Other</b>		<b>Tract</b>	247B
		<b>Other</b>		<b>Assessor #</b>	201-42-247B
		<b>Business Description</b>	Fully operational feed store (1224 sq ft) with in-store items and outside storage. Additional business: selling/filling propane gas	<b>Subdivision/Neighborhood</b>	Concho Valley C
				<b>County</b>	Apache
				<b>Directions</b>	In Concho Valley, at mile marker 369.4 turn on 5059 to property on left, 0.1 mile off Hwy 61.

## Features

<b>To Show</b>	<b>Exterior Features</b>	Fenced,Paved Street	<b>Foundation</b>	Slab
<b>Owner Will Sell</b>	<b>Utilities Available</b>	Navopache,Bottled Gas,Electric - Individual Metered,Sewer Installed,Telephone,Metered	<b>Roof</b>	Metal,Pitched
<b>Info Available</b>		Water,Natural Gas,Propane Tank Leased,Telephone Service Provider: Frontier,Metered Water Provider: Livco,Gas	<b>Road</b>	County
<b>Equipment</b>		Service Provider: Griffin	<b>Maintenance</b>	County
<b>List,Financials,Inventory</b>	<b>Heating</b>	Bottled Gas,Forced Air,Wood	<b>Parking</b>	Spaces 4 -
<b>List</b>	<b>Cooling</b>	Central A/C	<b>Spaces</b>	10
<b>Location</b>	<b>Construction</b>	Frame		
<b>Interior Features</b>				

## Financial Info

<b>REO</b>	No
<b>Short Sale</b>	No
<b>Limited Service</b>	No

## Public Remarks

**Public Remarks:** Commercial feed store in perfect location in Concho Valley, next to Country store/gas station and Hwy 61. Been in operation 6 years...well established. 0.31 acres, mostly fenced, 1224 sq ft store, 12 x 12 separate office space, four 8x30 & one 8x40 storage containers, 2 covers, a squeezer and fork lift. Approx \$2,000 in inventory conveys and venders transfer. Business brings in approx \$50K/month with around 25% net, plus approx \$15K cash. Show Low is 35 min away and St Johns 15 min. Additional profit from selling propane on the side.



Listing Courtesy of: Listing Office:

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