

FOR SALE; REAL PROPERTY



LOCATED AT

37000 Highway 61
Concho, AZ 85924

FOR
SALE

AS OF
Current

BY
Linda Copeland

File No.

Subject property: 37000 Highway 61, Concho, AZ 85924

For Sale: Commercial building with land

Asking Price \$228,850

Approximate acres: 1.01 acres with room for expansion of improvements

Location: Highway frontage approximately 90 feet, designated highway entrance

Zoning: AG; State use: Commercial

Assessor parcel number: 201-44-066; legal to follow

Property Rights: Fee Simple

Age: 1984

Gross space: 3020 square feet

Taxes: Year 2011; 1289.15

Construction: Concrete Block, newer comp shingle roof, concrete slab

Utilities: Public water and electric, private septic system, sewer available

Heating and cooling: Fau/cac large unit, propane in all units.

There are a total of five units, all class A office space. Access for three suites can be made from interior doors that currently are locked. All suites have private bathrooms and two have coffee bars. The interior walls are non bearing load and can be removed for interior expansion. The 1.01 acre lot fronts Highway 61 for easy access and there is room in the back of the property for warehouse expansion or those following under current zoning. The 9 foot by 30 foot sign illuminates at night or day and has room for additional signage.

Property located in Concho, Arizona, approximately 30 miles from the towns of Pinetop, Lakeside and Show Low. Concho is a rural area with modern conveniences of DSL internet, public utilities, a full Public18 hole championship golf course with club house and Concho Lake within the small town used for fishing.

Location, Location, Location. This area provides a rural environment for the work place with the option for personal living off grid, ie, solar system, private well, 40 acre parcels within minutes from this site. This is an opportunity for a change in personal goals from the stress of Urban living to a relaxed style in living with a work place of modern conveniences.

Subject Photo Page

Borrower/Client	Linda Copeland						
Property Address	37000 Highway 61						
City	Concho	County	Apache	State	AZ	Zip Code	85924
Lender	SALE						



Subject Front

37000 Highway 61
Sales Price 30 feet tall
G.L.A. Illuminated
Tot. Rooms Both sides
Tot. Bedrms.
Tot. Bathrms.
Location
View
Site
Quality
Age



Subject front



Subject Street

turn in from
Highway

Subject Photo Page

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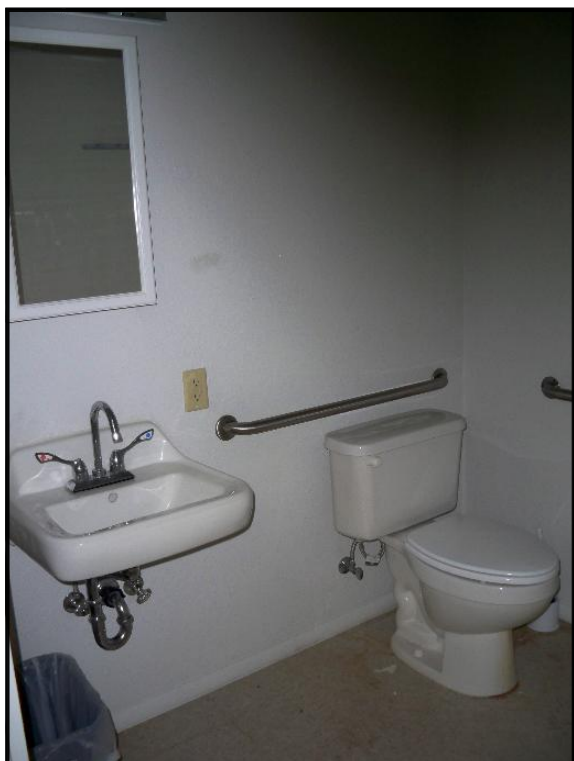


Subject Front

37000 Highway 61
 Sales Price 30 feet tall
 G.L.A. Illuminated
 Tot. Rooms Both sides
 Tot. Bedrms.
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 Site
 Quality
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Suite B office



Suite B bathroom

handicap
 compliance

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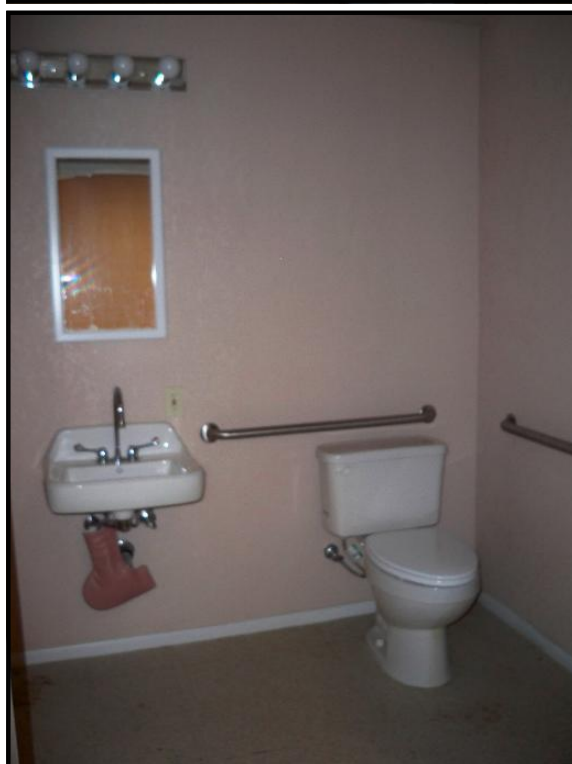


Suite A back office

37000 Highway 61
Sales Price
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location
View
Site
Quality
Age



Suite A Coffee Bar



Suite A bathroom

Handicap
compliance

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Golf Course

37000 Highway 61
Sales Price
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location
View
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Aerial View Concho

Building Sketch

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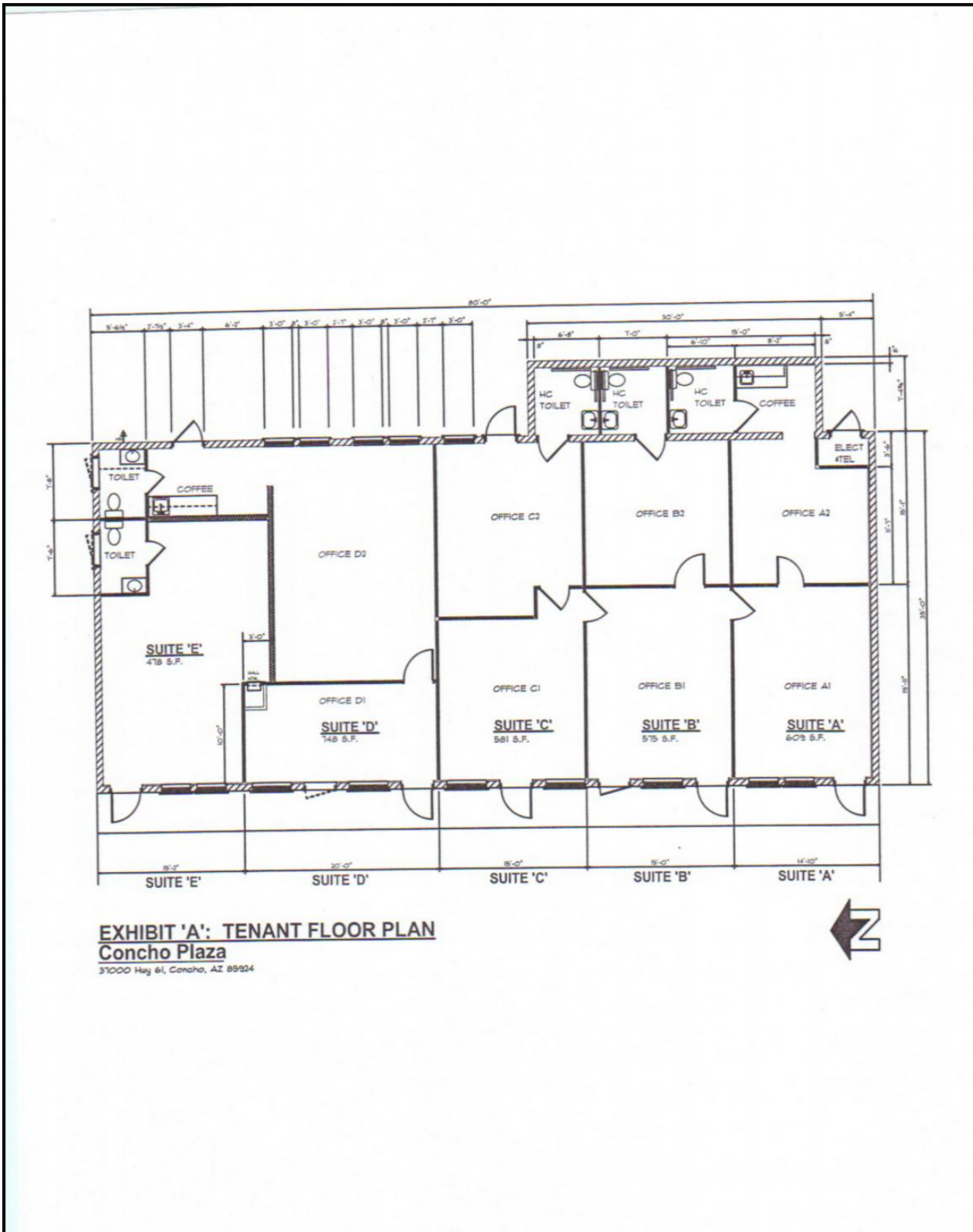


EXHIBIT 'A': TENANT FLOOR PLAN
Concho Plaza
37000 Hwy 61, Concho, AZ 85924

Location Map

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