

Executive Summary

Chino Valley

Narrative: The total parcel is comprised of approximately 5.62 acres and located on the west side of Highway 89 across from Ace Hardware and next to NAPA Auto Parts between Road 2 South and Road 3 South. There is currently of 1,956 sq. ft. residence on the property with a separate guest house. This property is zoned (CL) Light Commercial and (AR) Agricultural/Residential. The uniqueness of the subject property is the location on Highway 89 with over 375 feet of frontage. The property is surrounded by existing commercial developments. Please call listing office for more information.

Address: 1458 South Highway 89
Chino Valley, AZ 86323

Parcels: 306-33-005M

Property:	Commercial Acreage	5.62 Acres
	Square Feet	244,807
	Lot Dimensions Approximate	375' x 655'
	Total Gross Acres	± 5.62 Acres

Price:	\$ 485,000.00
Per Square Foot	\$ 1.98
Per Acre	\$ 86,298.93
Total Price Terms	\$ 485,000.00
Terms	Cash, CNV

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