

PRIME ±49.3 ACRES

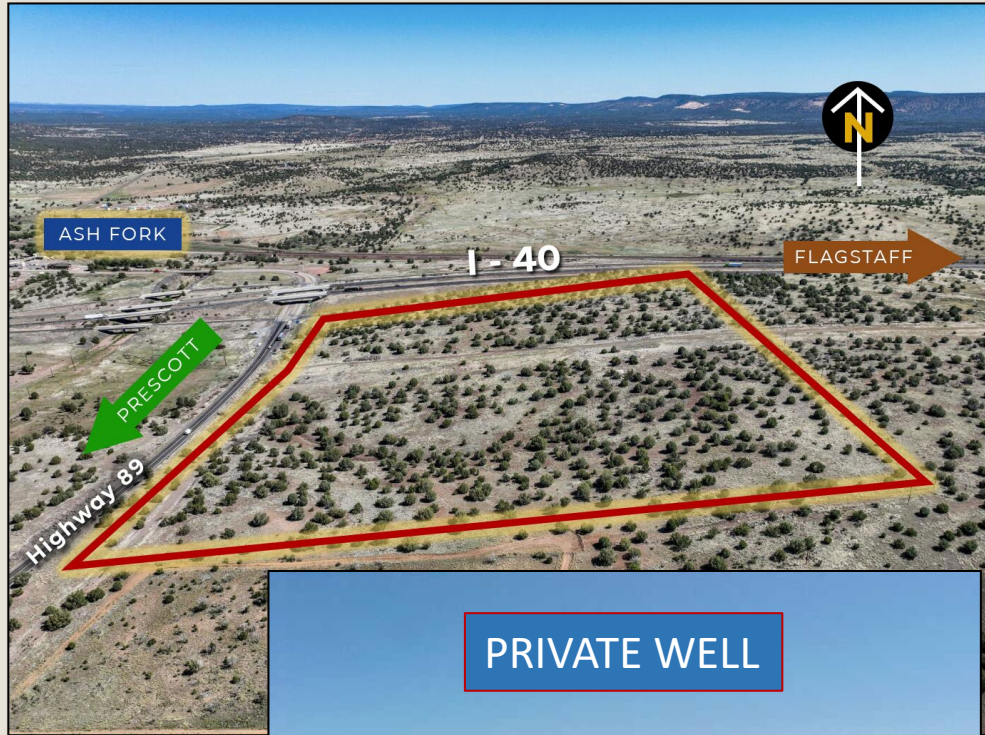
SE Corner of State Highway 89 & I-40



ARIZONA
COMMERCIAL
REAL ESTATE

LEASING DETAILS

City	Ask Fork, AZ
Price	\$450,000
Zoned	C2-2 & R1-175
Location	I-40 Off-Ramp
APN	302-07-017F
Acres	49.30 AC
Sq Feet	2,147,508 sf
Price/Acre	\$9,128
Price PSF	\$0.21
Traffic	200,000± VPD
Water	On Site Well
Preview	Notify Broker



Ready for Lodging, Gas, RV Resort

This gorgeous property, accented with juniper and pine trees, is situated on the south off-ramp of Interstate 40 and State Highway 89, and delivers multiple creative opportunities for retail, industrial, and yes, residential applications. **Water is supplied by a private well.**

The corner is zone C2-2 and is ideal for any transportation service, lodging, mini-mart, fast food, grocery, recreational vehicle, or industrial uses, even apartments and other residential applications can be incorporated.

Located on the I-40 corridor at Ash Fork, Arizona, this property is just minutes away from the high-growth communities of Williams and Flagstaff, home to Northern Arizona University.

With Prescott just minutes south on State Highway 89, this intersection is a hub for vacationing tourists and product distribution across America.

In an exchange? Call us about this possibility.

CALL (928) 777-8100

Information is deemed reliable but subject to change without notice. All parties are obligated to independently verify property information prior to negotiating or entering into any legal agreement. CALL THE BROKER.

WAS ~~\$1,200,000~~
NOW \$450,000

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