

FOR SALE

20301 E SQUAW VALLEY RD
BLACK CANYON CITY, AZ 85234



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COMMERCIAL REAL ESTATE



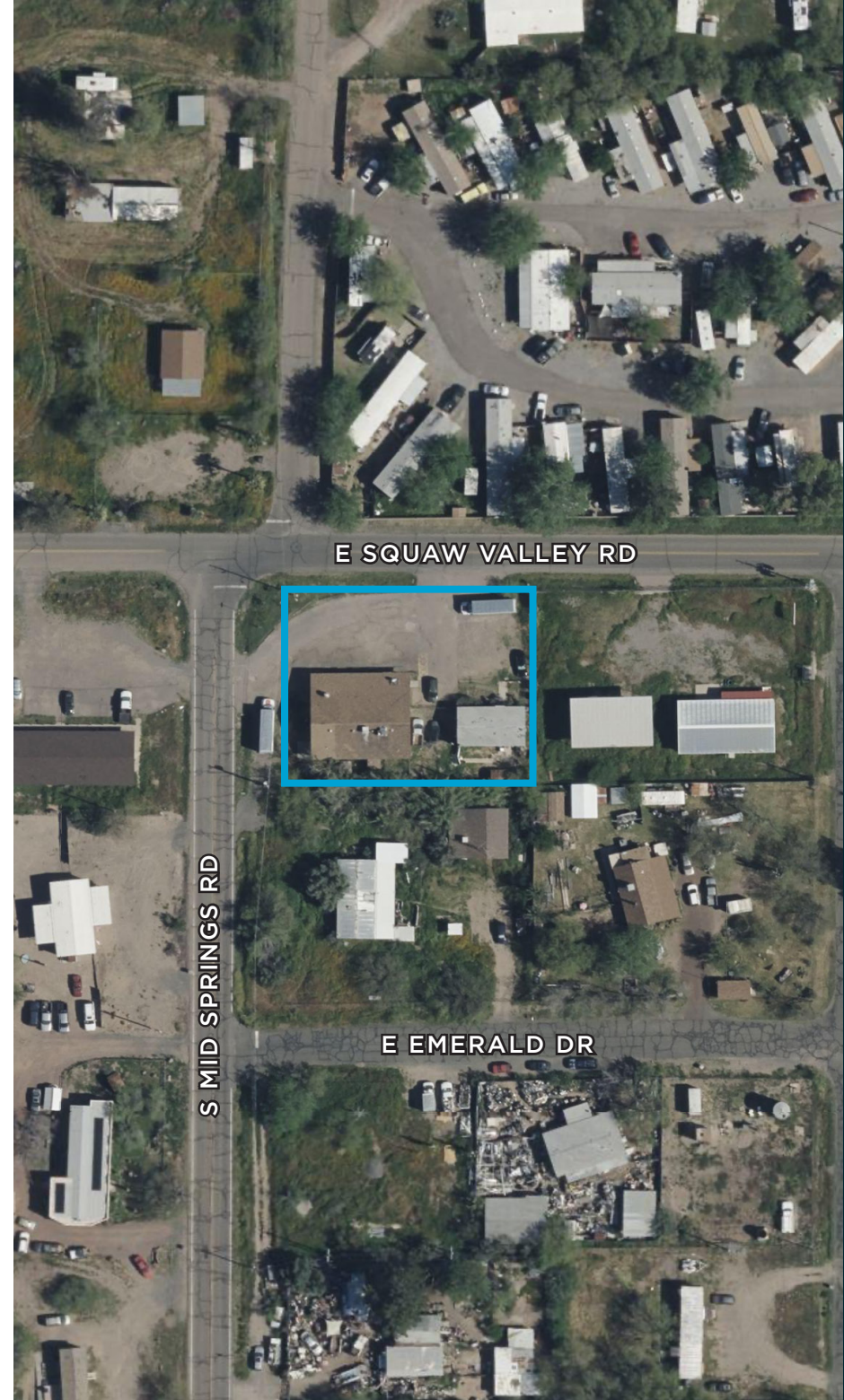
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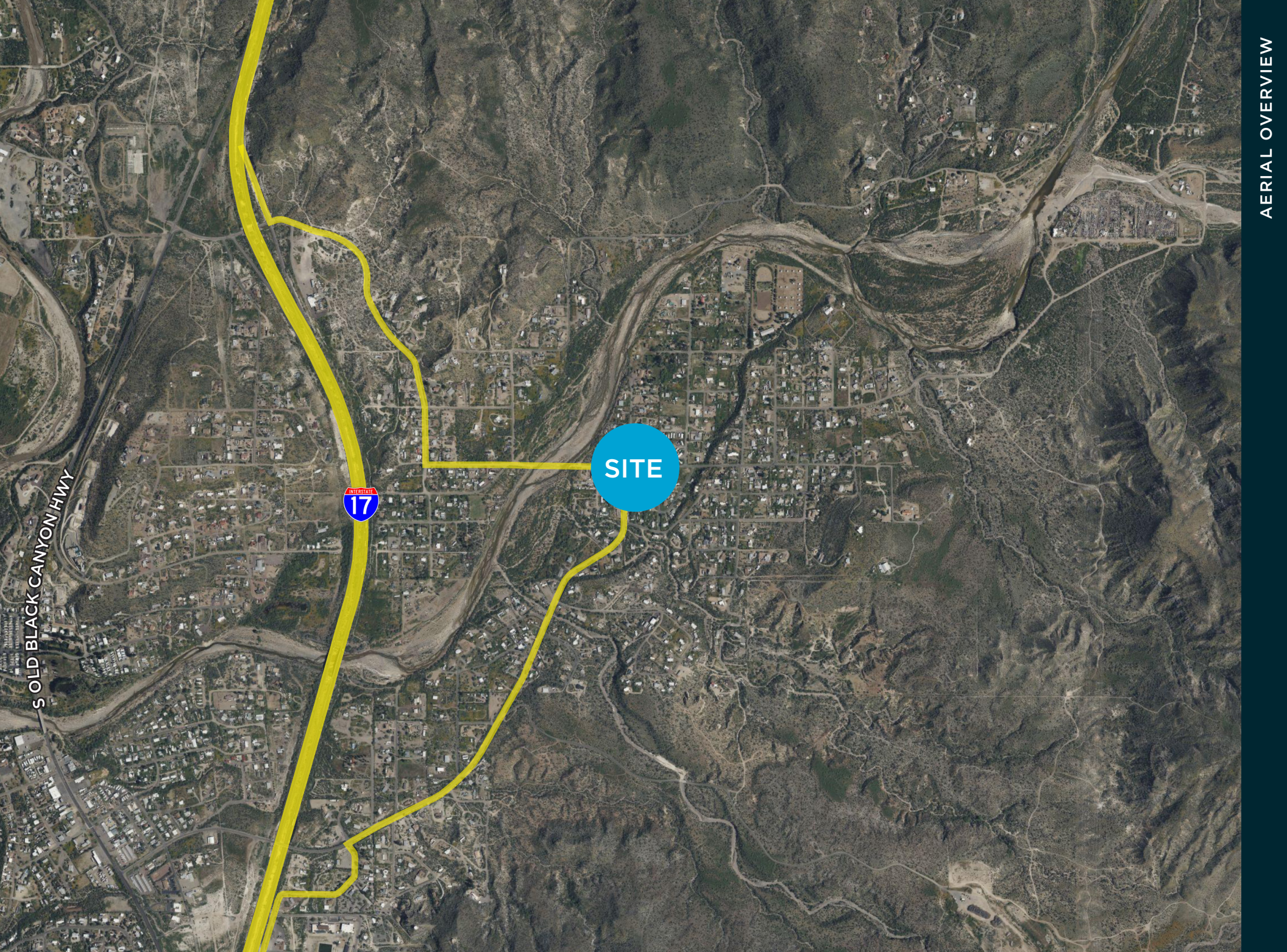
PROPERTY DETAILS

LISTING ADDRESS	20301 E SQUAW VALLEY RD BLACK CANYON CITY, AZ
ASKING PRICE	\$850,000
BUILDING SIZE	±2,400 SF
LOT SIZE	±0.31 AC
ZONING	Yavapai County C1-2
PARCEL	502-11-053

PROPERTY HIGHLIGHTS

- Established Convenience Store
- Inventory Included
- ±2,400 SF Main building
- Bonus ±960 SF Mobile
- Restaurant Ready to Activate
- U-Haul License Ready to Activate
- ±960 SF Mobile Home, 3/2, Ready to Lease



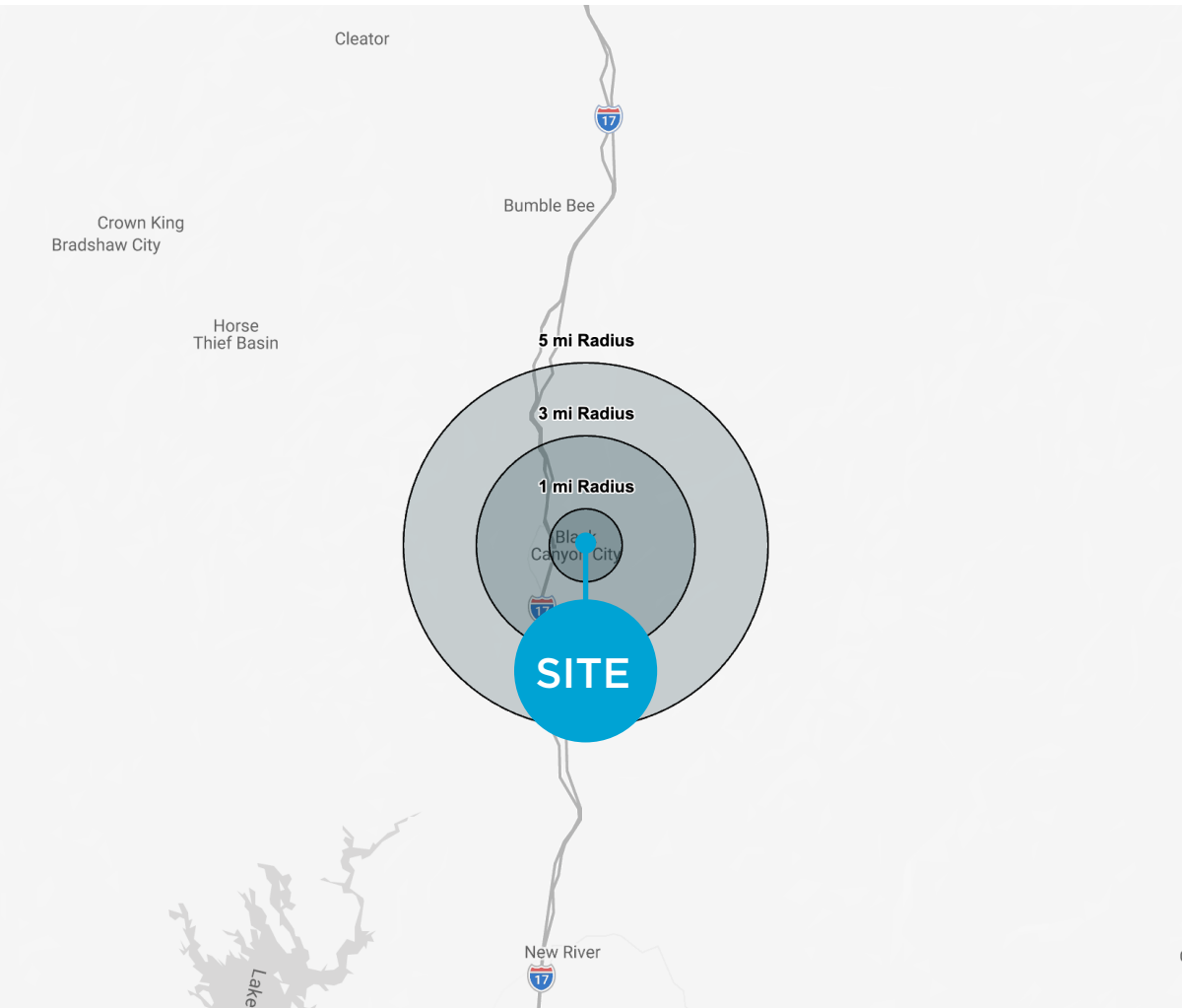


S OLD BLACK CANYON HWY



SITE

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	1,028	2,823	2,825
2030	1,062	3,104	3,106

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	501	1,341	1,341
2030	506	1,444	1,444

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$60,136	\$93,845	\$93,846

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	81	328	328

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	14	77	77

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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