

# COLD STORAGE WAREHOUSE

1508 JOY NEVIN AVE.

HOLBROOK, AZ 86025

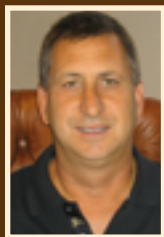
  
GOLDEN EAGLE  
DISTRIBUTORS, INC.  
1508

FOR SALE \$499,500

WWW.DAVINCIREALTY.COM



COMMERCIAL  
INVESTMENTS



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM

928.254.1770 (C)

928.779.3800 (O)

928.222.0189 (F)

mark@davincirealty.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# PROPERTY PROFILE

## PROPERTY LOCATION

INTERSTATE 40, SOUTHEAST ON EXIT 285,  
APPROXIMATELY 65  
MILES EAST OF FLAGSTAFF, AZ.  
HOLBROOK IS THE COUNTY SEAT FOR NAVAJO COUNTY.

## PROPERTY DESCRIPTION

COLD STORAGE WAREHOUSE BUILDING AND OFFICE  
BUILDING WITH I-40 ACCESS AND VISIBILITY AND RAIL SPUR.

WAREHOUSE IS 11,039 SQ. FT. AND CAN REFRIGERATE  
CONSTANT TEMPERATURE OF 36 DEGREES AND ABOVE.

OFFICE BUILDING IS 7,035 SQ. FT. AND IS MADE UP OF  
OFFICE SPACE, MEETING ROOM, AND MORE WAREHOUSE STORAGE.

LOW MAINTENANCE, STEEL FRAME CONSTRUCTION WITH  
LOADING DOCKS AND OUTDOOR FENCED STORAGE AREA.



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# INFORMATION



ADDRESS 1508 W JOY NEVIN AVE. HOLBROOK, AZ 86025

PRICE \$499,500

TERMS CASH, CASH TO NEW LOAN, SELLER MAY CARRY

PRICE PER SQ FT \$27.64

LOT SIZE 2.73 ACRES

2013 TAXES \$5,836.20

ZONING C-2

PARCEL NUMBER 109-04-012C

PROPERTY TYPE WAREHOUSE/OFFICE, COLD STORAGE

NO. BUILDINGS 2

COUNTY NAVAJO

UTILITIES WATER, ELECTRICITY, SEWER, TELEPHONE



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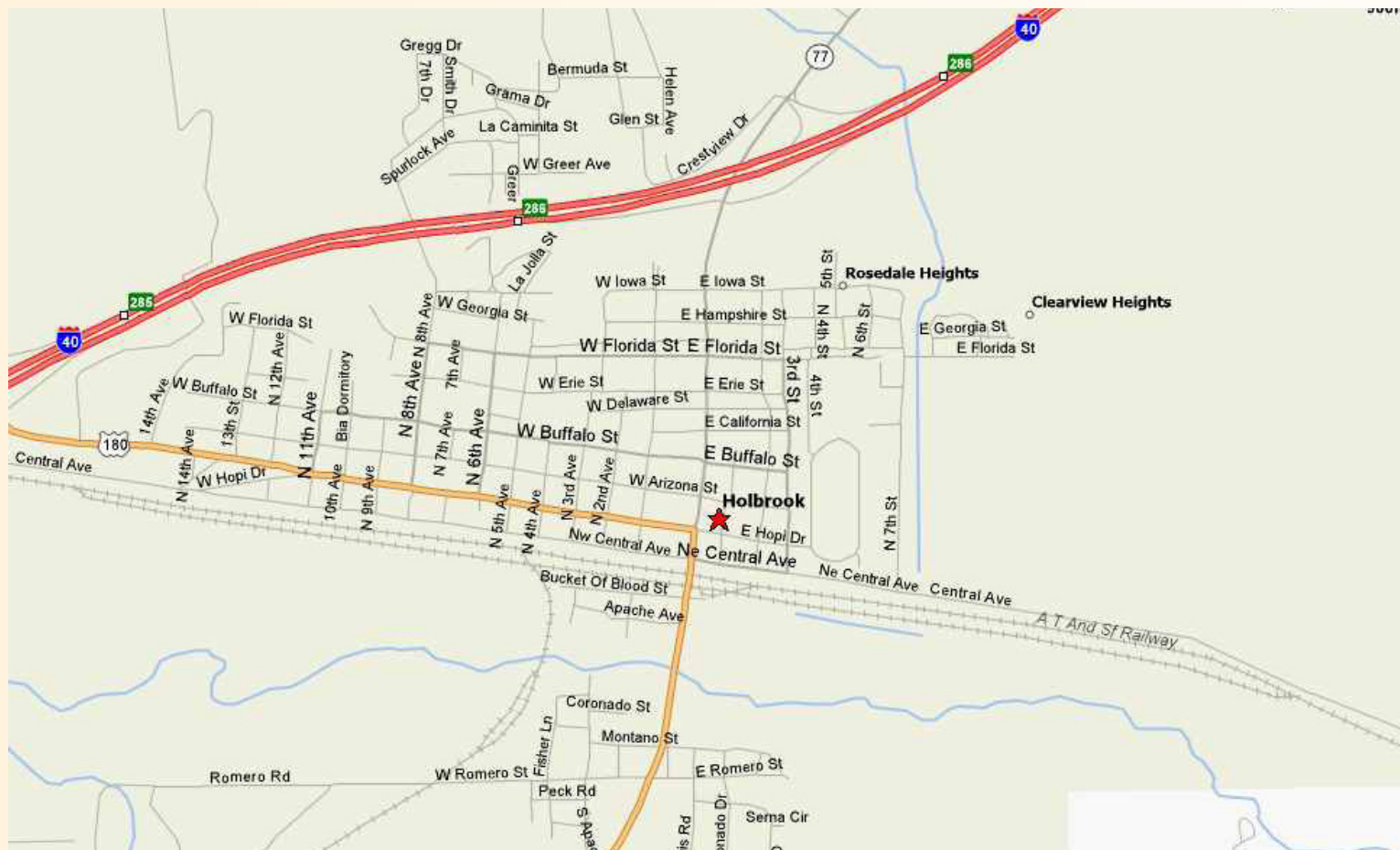
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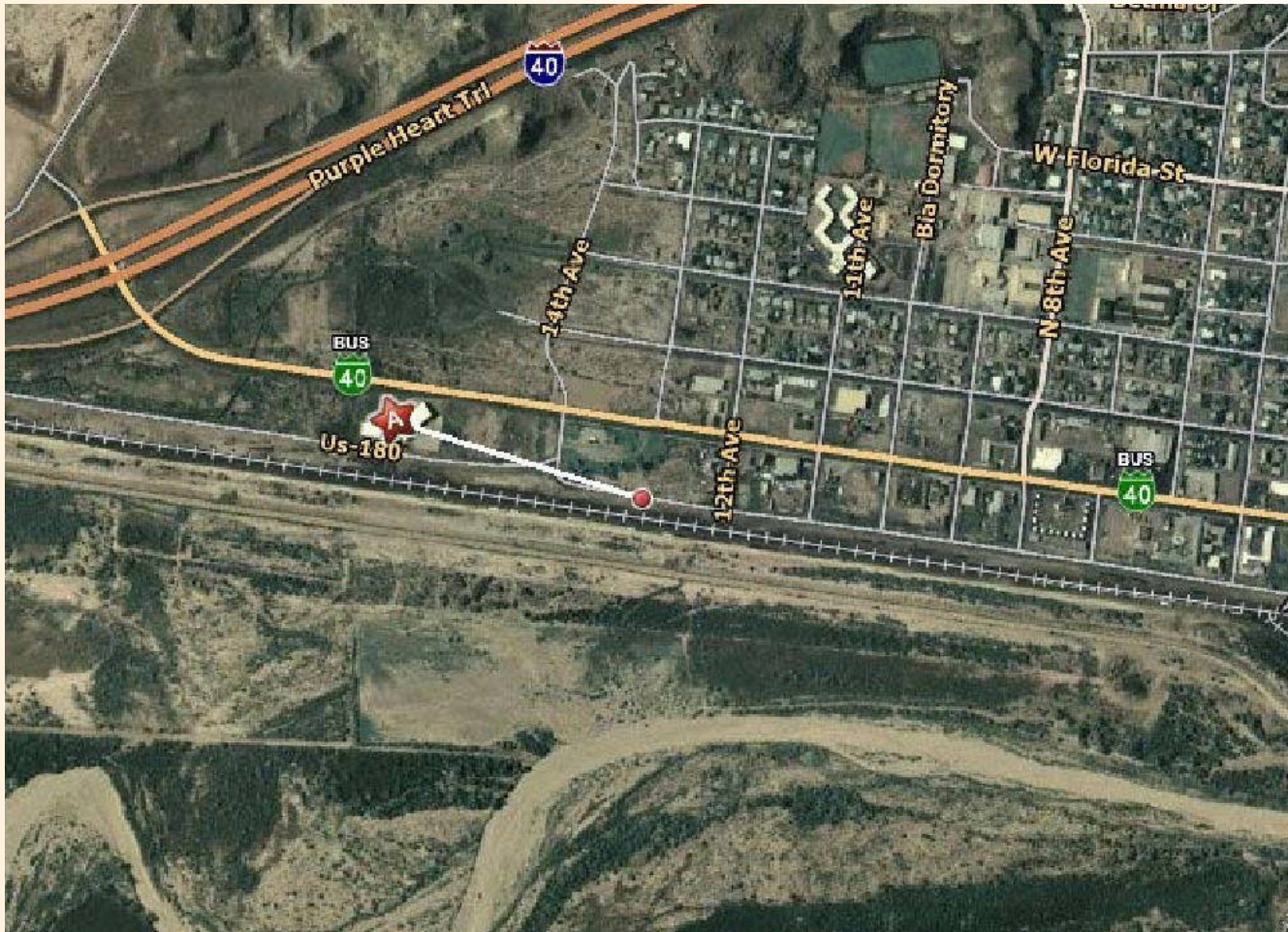
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# AERIAL VIEW



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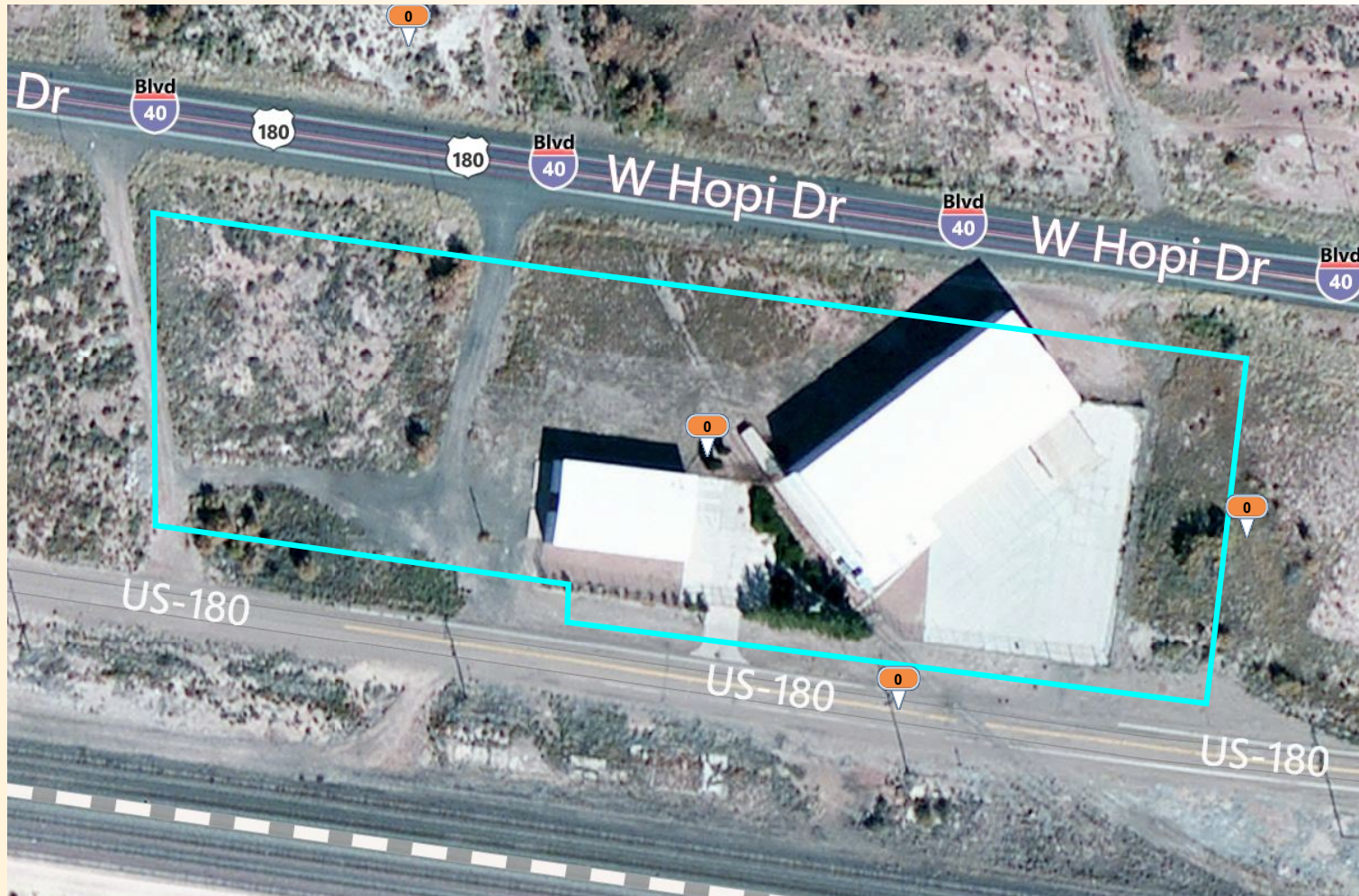
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# PARCEL VIEW



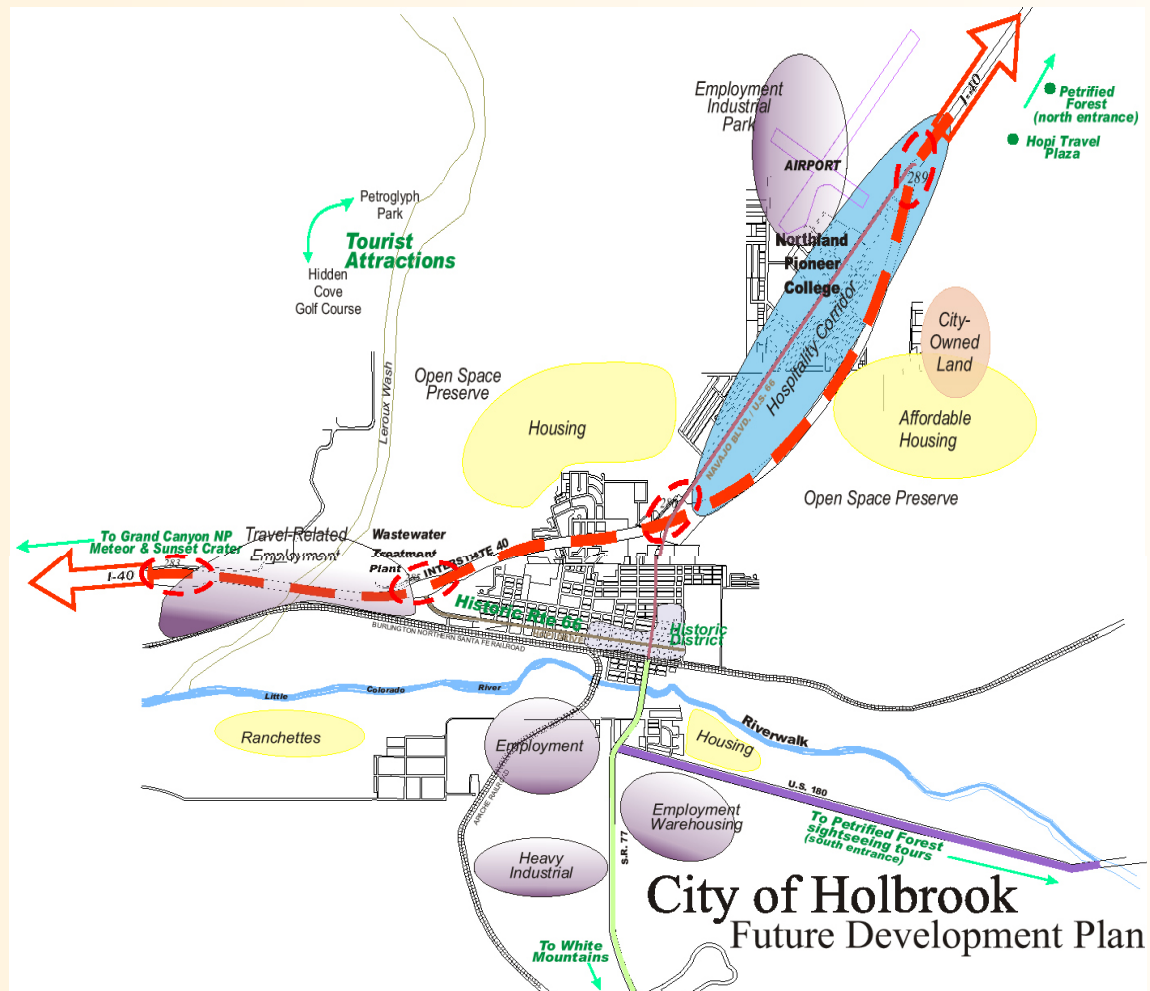
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# COMMUNITY PROFILE



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