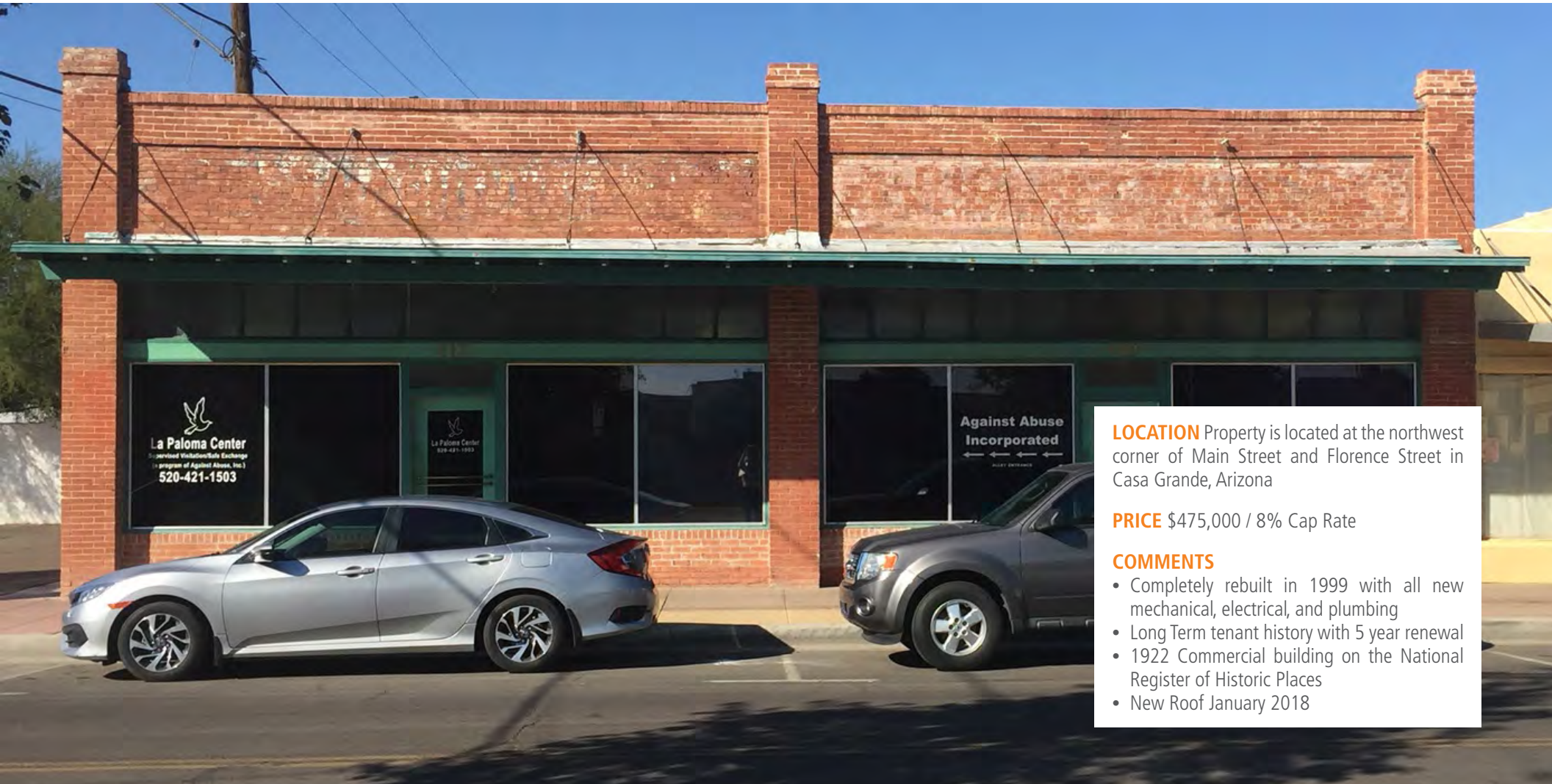


PIONEER MARKET

DOWNTOWN CASA GRANDE COMMERCIAL BUILDING FOR SALE



LOCATION Property is located at the northwest corner of Main Street and Florence Street in Casa Grande, Arizona

PRICE \$475,000 / 8% Cap Rate

COMMENTS

- Completely rebuilt in 1999 with all new mechanical, electrical, and plumbing
- Long Term tenant history with 5 year renewal
- 1922 Commercial building on the National Register of Historic Places
- New Roof January 2018

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPinal195228-4.26.18



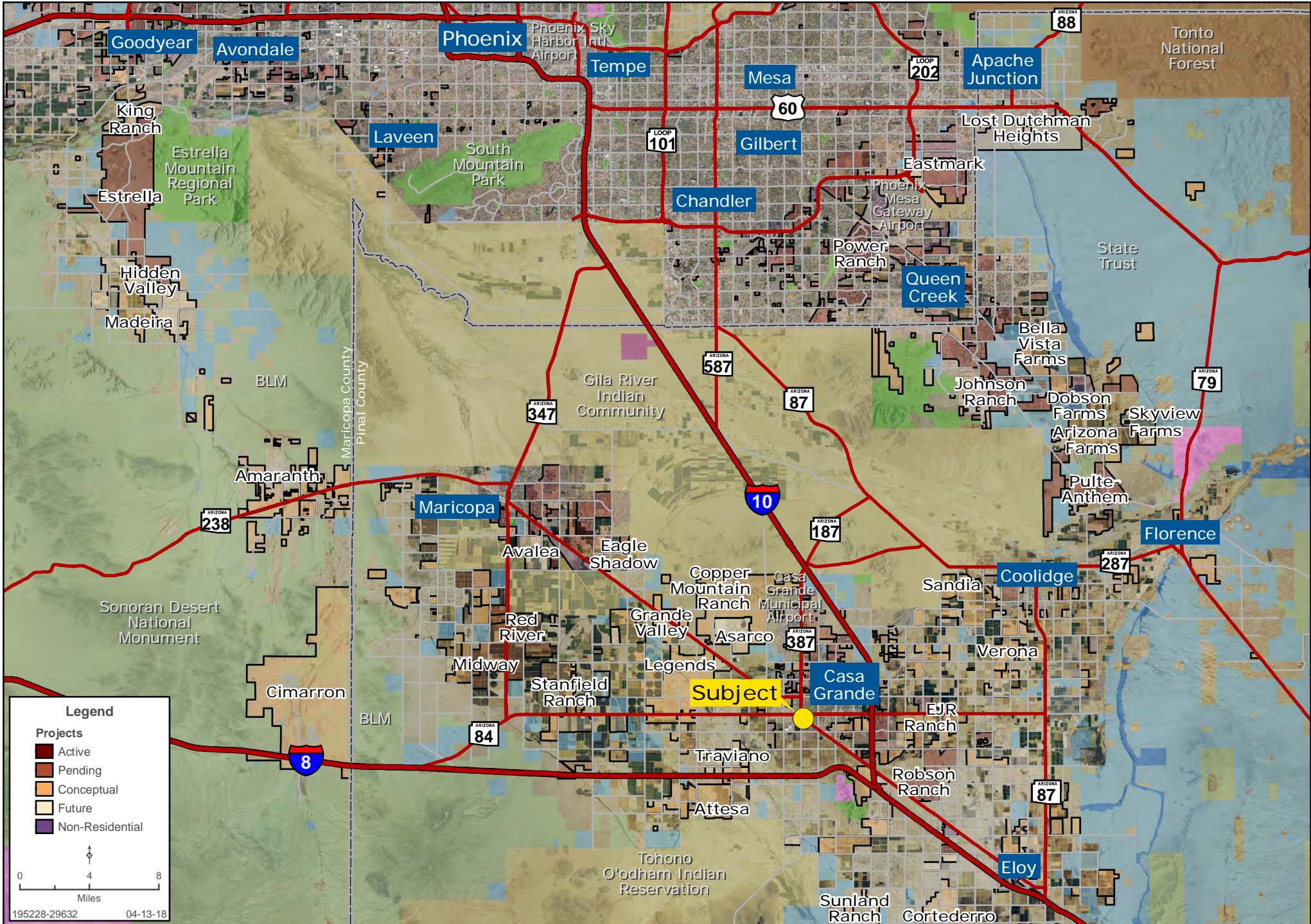
PROPERTY OVERVIEW

THE PIONEER MARKET consists of three separate rental spaces all individually metered. All three rental spaces have been rented to Against Abuse Inc. for the last 20 years. The east building is a twin bayed commercial structure, with each unit having 1,750 square feet. It is one of only two remaining red brick commercial structures in the central business district. The north bay features tongue and groove red oak flooring and currently houses the tenant staff that runs a number of abuse prevention and emergency housing programs from this location. The south bay houses the Paloma center which offers a safe visitation site for homeless or non-custodial parents to spend time with the children of effected families. It still has the original vault from when it was built as the Bank Of Casa Grande Valley which was turned into a break/coffee room. The third building lies on the rear of the property across a 12 foot covered breezeway. The breezeway (patio), has brick pavers and citrus trees with steel grates, and has a secure wrought iron gate that gives access to the additional private parking on the south side of the building. The third building was built by a locally famous Irish stonemason known as Michael Sullivan out of local fieldstone as a warehouse for the original grocery store in the north bay. The attic which was overbuilt with dimensional timbers and was filled with soil to a depth of 24 inches. This building had the reputation as not only the strongest but the coldest building in town. The stone building houses the administrative division of Against Abuse and includes a half basement used for storage and is not included in the square footage measurement of the building. The ground floor is app 2,000 square feet for a total of 5,500.



REGIONAL MAP

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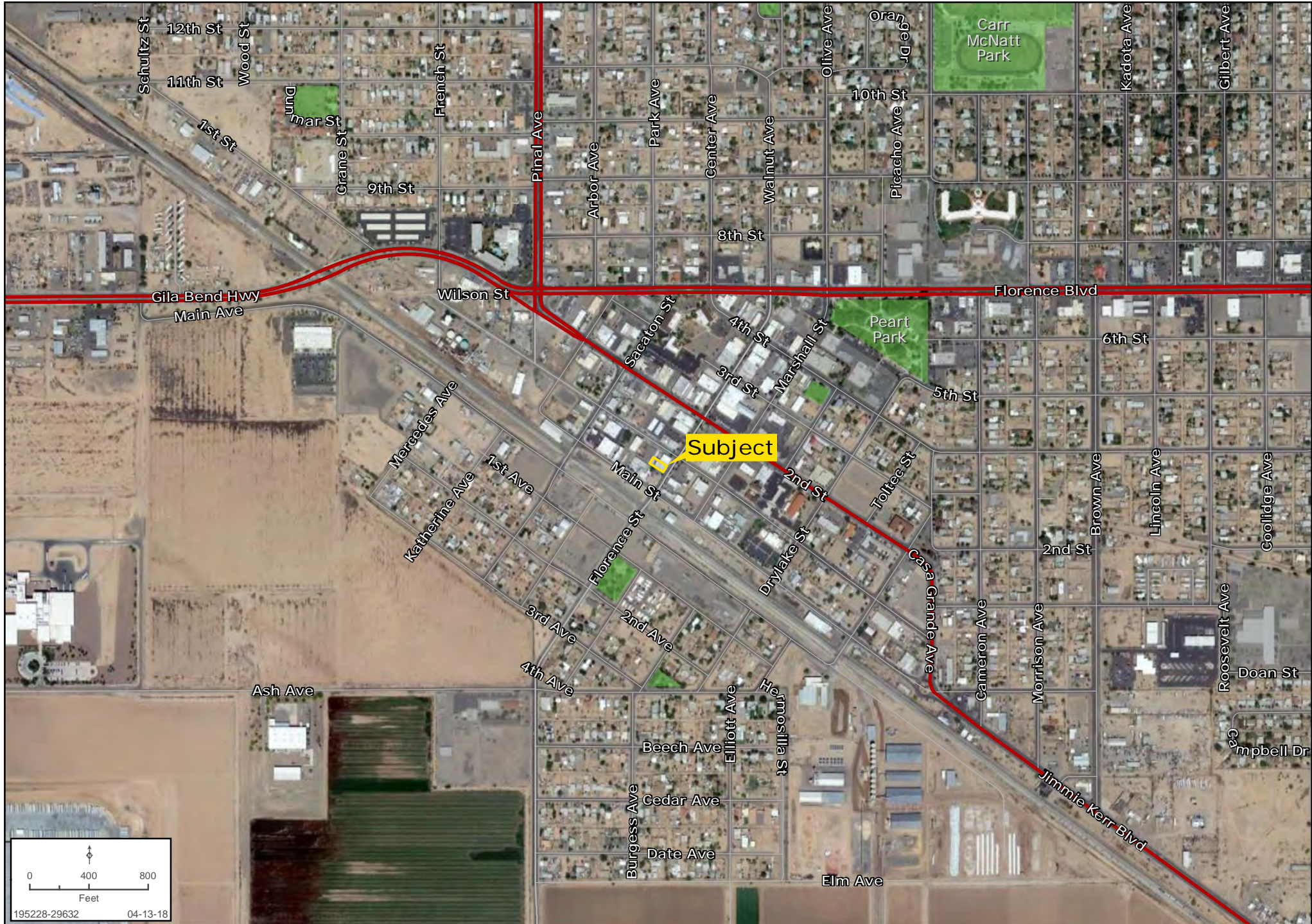
SURROUNDING DEVELOPMENT MAP

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SURROUNDING AREA MAP

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PROPERTY DETAIL MAP

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