



ARIZONA
188

SPRING CREEK
INN & RV RESORT

BOSTON'S LAKE
HOUSE GRILL

ROOSEVELT
BAPTIST CHURCH

SUBJECT

Unique Real Estate Opportunity

±1.23 Acres/1,650 SF Bldg For Sale

27 Capel Drive
Roosevelt, AZ 85545

NAIHorizon

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Property Overview

Property & Location Highlights

- Unique opportunity to own commercial real estate near Roosevelt Lake
- ±1.23 Acres + 1,650 SF Building
- ±300 feet of frontage on Highway 188
- C-3 zoned property - limited commercial zoned property in wide proximity - take advantage of this opportunity to purchase commercial property near Roosevelt Lake
- Roosevelt Lake is located in the Tonto National Forest - at over 2.9 million acres, the Tonto National Forest is the largest national forest in Arizona, and the seventh largest national forest among 154 USDA National Forests
- Less than 2 hours/80 miles from Phoenix
- Roosevelt Lake is a major center for fishing, boating, camping and general vacationing
- APN # 204-06-021N
- Owner is including 25+ year established marine repair shop business in asking price - huge potential upside for income can be made
- Seller financing available



Sale Price: \$339,000 - MOTIVATED SELLER!

Property Photos



Location Map



Proximity Map

