

FOR SALE 236 N. Coronado Blvd. Morenci, AZ 85540



PROPERTY HIGHLIGHTS

- · Circle K and a nearby copper mine
- · Excess land at operating store
- · Few competitive commercial services provided in this market
- · Gateway location to historic Chase Creek District

BUILDING SF	4,717	SIGNAGE TYPE	TBD
LAND SF	0.656	1-MILE (POP.)	1,000
YEAR BUILT	1952	3-MILE (POP.)	5,597
PARKING	TBD	MED. INCOME	\$61,607
TRAFFIC COUNTS	352 VPD	SPACE USE	office space, redevelopment

JEFF SCHEIDEGGER Account Manager +1 314-384-8662 Jeff.scheidegger@cushwake.com

TUCSON CONTACT **GREG FURRIER** Principal +1 520 909 6111 gfurrier@picor.com



TUCSON CONTACT **ROB TOMLINSON** Principal +1 520 546 2757 rtomlinson@picor.com

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LEGAL INFORMATION

TAX PARCEL ID	200-80-011A
2023 RE TAXES	\$1381.42
ZONING	HP-1

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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