

24 N. Sumner Street
Tombstone, AZ 85638



PROPERTY HIGHLIGHTS

This Commercial property offers excellent visibility and high traffic count. Prime location on the main road coming into Historic Tombstone, AZ with 185 ft. of highway frontage. There is plenty of parking area and a great location for a variety of uses.

BUILDING SF	3,222
LAND SF	23,087
YEAR BUILT	1978
PARKING	14 Spaces
TRAFFIC COUNTS	4,781 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	1,380
3-MILE (POP.)	1,495
MED. INCOME	\$26,571
SPACE USE	Retail/Office



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PRIME COMMERCIAL PROPERTY AND LOCATION

A rare opportunity to own a commercial building of this size in the famous western town of historic Tombstone, AZ . Built in 1978 this 3222 Sq. Ft. sits on ½ acre with 185 ft. of highway frontage. Plenty of parking space. Zoning allows for a wide variety of uses, retail, automotive, restaurant, convert to apartments. Many possibilities for potential use.



LEGAL INFORMATION

TAX PARCEL ID	109-07-026A & 026C
2020 RE TAXES	\$7,525.70
ZONING	General Business



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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