

*Established Consignment Business  
w/ HWY 260 Frontage*



**Granny's Attic & Property  
Offered at \$399,000  
800 E. Highway 260  
Payson, AZ 85541**



Building and business offered as package, or building available separately. Offering excellent drive-by exposure along busy Highway 260 in Payson, this regular winner of "Best in Payson" boasts antique and collectible offerings from 30 different vendors. The 3,204 SF building is situated on one-half acre of land offering parking in front and a fenced back area with fresh-water well, storage sheds, RV hook-up, 50 amp service, and septic system. There is also a Conditional Use Permit (CUP) in place allowing for additional seasonal/temporary business and vending poised to benefit from the premium highway frontage. The proposed ASU (Arizona State University) decision to bring a 4-year program to Payson puts this property within 1/3 mile of the site.

- Established business & revenues
- C-2 zoning w/ CUP
- 20,000+ vehicles drive-by daily
- RV parking w/ 50 amp svc
- Proximity to ASU site
- [www.grannvatticantiques.com](http://www.grannvatticantiques.com)

Exclusively Offered By:



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**Kasten Long Commercial Group**

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## EXECUTIVE SUMMARY

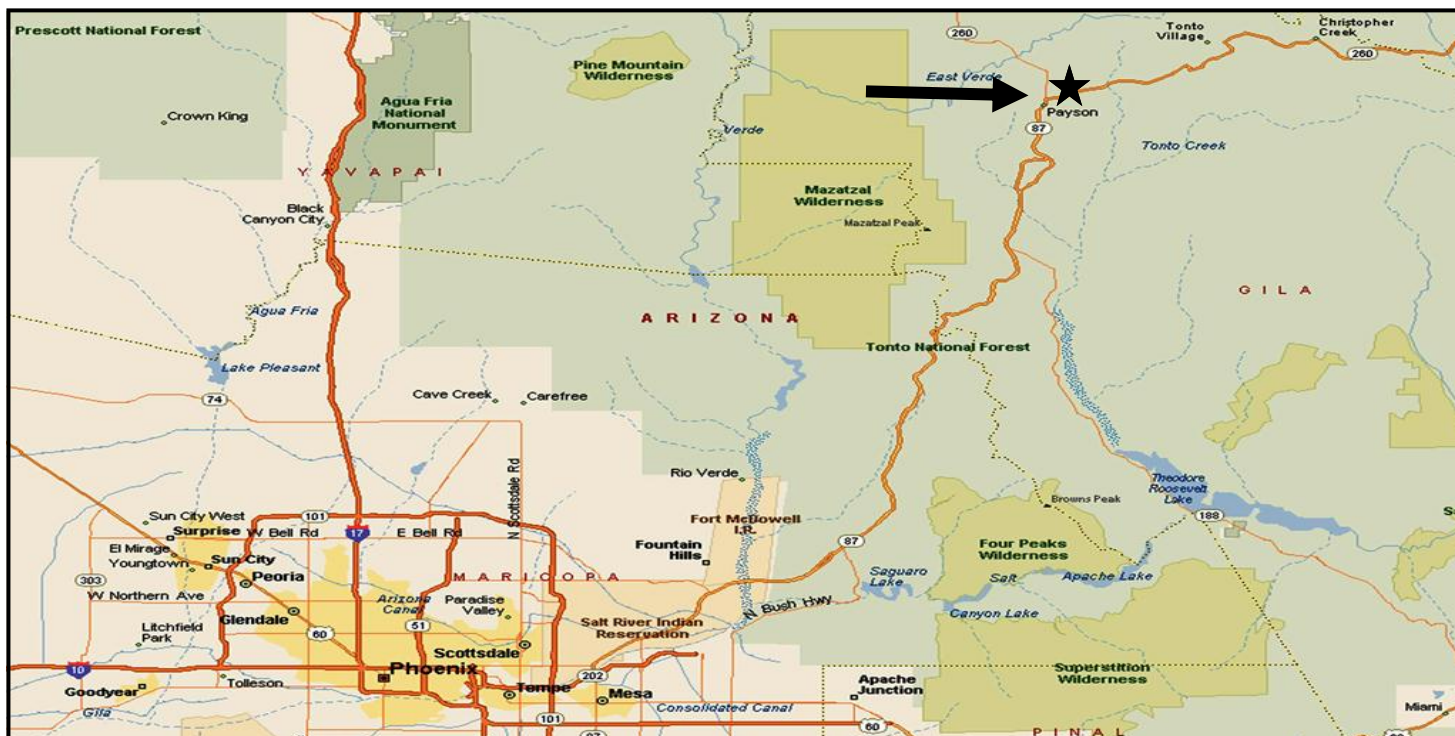
### 800 E Highway 260, Payson, AZ 85541

<b>GPS</b>	34°14'28.39" N 111°18'38.82" W
<b>Elevation</b>	4,996
<b>Building Size</b>	3,204 sf (per county)
<b>Lot Size</b>	21,345 sf (0.49 AC)
<b>County</b>	Gila
<b>Parcel</b>	304-07-020D
<b>Cool/Heat</b>	HVAC heat pump
<b>Hot Water</b>	Electric water heater
<b>Electricity</b>	APS
<b>Water/Sewer</b>	Private well / septic
<b>Parking</b>	14 open spaces
<b>Construction</b>	Block / wood
<b>Roofs</b>	Pitched w/ composition shingle roofing
<b>Year</b>	1979
<b>Utilities</b>	50 amp service
<b>Type</b>	Commercial
<b>Use Code</b>	1120-STORFRT COMM BLDG
<b>Zoning</b>	Commercial (with Conditional Use Permit)
<b>Tax Area</b>	1050
<b>Taxes</b>	\$6,000
<b>Legal</b>	WEST 1/2 OF WEST 1/2 LOT 20, PARK PAYSON, PLAT 440POR GOV LOTS 7, 8 & 14NE 1/4 SECTION R10E = 0.48 AC(ROS 770)

## BUILDING / AREA INFORMATION

**Description.** Explore Granny's Attic has successfully operated at this location for over 15 years. Year around clientele and business sustain a very lucrative business model. There are 30 'dealers' offering antiques and collectibles t the store– each paying monthly rental fees and commissions upon sale. Operations easily support real estate debt and provide predictable cash flow to the owners. There is also a Conditional Use Permit which is perfect for road-side food vending (bar-b-que, hot dogs, etc.) This is a very profitable business in a premium Rim Country location.

**ASU in Payson.** In its final stages, the much anticipated 4-year program offered by ASU includes the sale of 260+ acres for a university campus in Payson by the U.S. Forest Service. The already approved sale to the Rim Country Educational Alliance Separate Legal Entity (SLE) will create huge financial benefit by funding much needed U.S.F.S. infrastructure improvements in the Tonto National Forest. It will also increase the state's education opportunities and provide enormous economic benefit to the entire Payson/Rim Country region. The commercial property and facilities on the campus will augment the retail and commercial services already available in town.



Price	\$399,000
Price / sf	\$124.53 (building)
Price / sf	\$18.69 (site)

**Directions:** From the 202 Red Mountain FWY in Mesa take Country Club Dr. (HWY 87) north 71 miles to Highway 260 in Payson. East on HWY 260 1 mile (across from the 260 Café.)

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

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