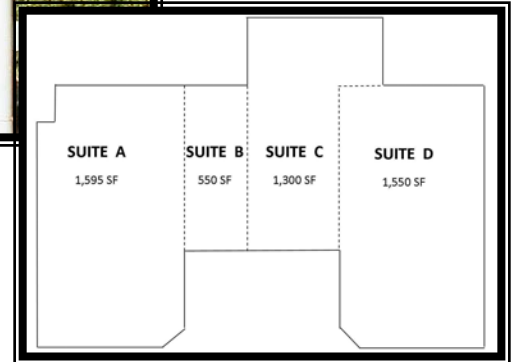


# Rim Plaza



**Convenience / Strip Retail / Liquor  
Offered at \$368,000  
807 S Beeline HWY  
Payson, AZ 85541**



Anchored by RIM LIQUOR, which is also for sale, the RIM PLAZA enjoys excellent drive-by exposure with one of Arizona's highest traffic counts along the busy Beeline Highway through Payson Arizona. Constructed of natural Coconino sandstone, the 5,195 SF building contains 4 suites— three of which are currently leased with the prime suite ("D") available for possible owner-user. With the pending ASU (Arizona State University) decision to bring a 4-year program to Payson, RIM PLAZA is ideally located to benefit from future growth in this developing Rim Country market. At \$70/SF this represents an opportunity to acquire a Rim Country landmark at half the cost of new construction.

- Beeline HWY / Main St. Location
- Avg. 20,000+ cars daily drive-by
- Additional Parking in Rear
- Liquor Store (#9 License) also available
- Rim Country Landmark
- Strong historic tenancy

Exclusively Offered By:



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## EXECUTIVE SUMMARY

### 807 South Beeline HWY, Payson, AZ 85541

<b>GPS</b>	34°13'47.95" N 111°19'31.77" W
<b>Elevation</b>	4,990
<b>Building Size</b>	5,195 sf (per county)
<b>Lot Size</b>	14,810 sf (0.34 AC)
<b>County</b>	Gila
<b>Parcel</b>	304-16-152
<b>Cool/Heat</b>	HVAC heat pump
<b>Hot Water</b>	Electric water heaters
<b>Electricity</b>	APS
<b>Water/Sewer</b>	City of Payson
<b>Parking</b>	14 spaces + 1 ADA (front and rear)
<b>Construction</b>	Ledger Brick
<b>Roofs</b>	Pitched composition roofs
<b>Year</b>	1954
<b>Utilities</b>	220 amp service
<b>Type</b>	Commercial / Retail Strip Center
<b>Use Code</b>	11/ CONV STORES, RETAIL STRIP STORES, SUPERMARKETS
<b>Taxes</b>	\$3,913.44 (2013)
<b>Legal</b>	RIM VIEW ADDITION PLAT E LOTS 15 16 30L/276 348/825

## BUILDING / AREA INFORMATION

**Description.** Ideal for an owner/user this Rim Country landmark offers excellent drive-by exposure along the Beeline Highway on the "go-to" side of the road averaging up to 20,000 cars daily in drive-by traffic. The building is block constructed with pitched rolled roofing. Home of RIM LIQUOR, the property also has a walk-in cooler and related tenant improvements in place. The site selected by ASU for its new Payson campus is less than 2 miles east of the property.

**ASU in Payson.** In the final stages of approval, the much anticipated 4-year program offered by ASU includes the sale of 256 acres for a university campus in Payson by the U.S. Forest Service. With Federal approval in place for the sale to the Rim Country Educational Alliance, this 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. This property is uniquely positioned to benefit not only from the current drive-by exposure but the increased exposure by ASU.



Price	\$368,900
Price / sf	\$70.84(building)

**Directions:** From the 202 Red Mountain FWY in Mesa take Country Club Dr. (HWY 87) north 70 miles to 807 S Beeline HWY.

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.

Scott Trevey **CCIM**

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