

## Client Detail

List Number: 212631



<b>Property Type</b>	Land	<b>Area</b>	Show Low
<b>Land Type</b>	Commercial	<b>State</b>	AZ
<b>Status</b>	Active	<b>Zip Code</b>	85901
<b>Listing Price</b>	450,000	<b>Zoning (Manual)</b>	Commercial
<b>Short Address</b>	1480 E Deuce of Clubs	<b>Horses</b>	Yes
<b>City</b>	Show Low	<b>Power Available</b>	Yes
<b>Aprx # of Acres</b>	10.04	<b>Septic Installed</b>	No
<b>Site Built</b>	Yes	<b>Sewer Available</b>	Yes
<b>Maintained Road</b>	Yes	<b>Sewer Installed</b>	No
<b>Manufactured Y/N</b>	Yes	<b>Trees on Property</b>	Yes
<b>Multi-Family</b>	Yes	<b>Water Available</b>	Yes
<b>School District</b>	Show Low		
<b>Waterfront</b>	No		

## Virtual Tour:

**Directions:** The access road is off Deuce of Clubs between Energy Company & Auto Body Company.

**Legal:** Legal Description: Section 20, T10N,R22E: Survey 63-36; Com Ne Cor Sec 20; Th N89Deg18'51"W 31.05'; Th S89Deg54'56"W 245.42' Tprob; Th S00Deg26'28"E 272.24'; Th S54Deg31'58"W 179.41'; Th S22Deg57'53"E 283.27'; Th S09Deg22'54"E 3.83'; Th S72Deg39'10"W 49.33'; Th N22Deg57'53"W 271.12'; Th S54Deg32'32"W 139.59'; Th N74Deg06'02"W 720.85'; Th N44Deg14'03"E 355.16'; Th

<b>Co-Broke</b>	Yes	<b>Additional Parcel Numbers</b>	No	<b>Township</b>	10N
<b>Limited Service:</b>	No	<b>HOA Y/N</b>	No	<b>Range</b>	22E
<b>DOM/CDOM:</b>	331/331	<b>Tax Year:</b>	2016	<b>Section</b>	20
<b>Original List Price</b>	400,000	<b>Taxes:</b>	2,316	<b>Approx Lot SqFt:</b>	437,342
<b>List Price/Acre</b>	44,820.72	<b>Short Sale:</b>	No	<b>Assessor #</b>	210-14-001G
		<b>REO:</b>	No	<b>Subdivision/Neighborhood</b>	Show Low Ind Pk
		<b>Limited Service:</b>	No	<b>County</b>	Navajo

## Features

<b>Owner Will Sell</b> Cash,Owner May Carry	<b>Deed Restrictions</b> None	<b>Vegetation</b> Heavily	<b>Property Adjoins</b> Private
<b>Documents</b> Easements,Legal Description,Survey	<b>Utilities</b> Electric,Gas,Sewer,Water,Electric Service Provider: APS	Treed,Mixed	<b>Location</b> Downtown,Industrial Park
	<b>Property Boundary</b> Recorded Survey,Wire Fence	<b>Terrain</b> Hillside,Sloping	
		<b>Road Maintenance</b> City	

## Financial Info

## Public Remarks and Agent Remarks

**Public Remarks:** Large parcel in the heart of Show Low. Legal access from the Deuce of Clubs. Pines on lot. Great for Commercial use.



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