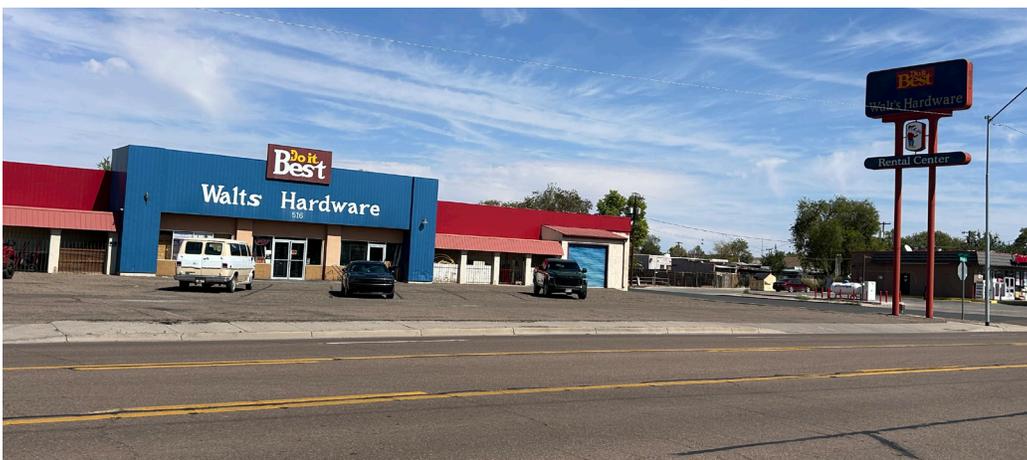




516 W. HOPI DRIVE, HOLBROOK | ARIZONA

Excellent location on Hopi Drive

Currently Walt's Do It Best Hardware, 12,147 SF



KellyandCall.com

For Sale:
\$1,200,000

CONTACT:

Kevin B. Call, CPA
Designated Broker
Principal
Phone: 928 440 5450
Kevin@KellyandCall.com

Rob Gerlak
Principal
Phone: 928 440 5450
Rob@KellyandCall.com



Walt's Do It Best Hardware

This property has been home to Walt's Do It Best Hardware store, a thriving business operating at this location since 1967—nearly 60 years of success. With its versatility, the site can be easily repurposed to accommodate a new or existing business. Buyers also have the option to acquire the hardware business at the seller's cost of inventory at the time of sale. The \$1,200,000 asking price includes only the real estate, providing maximum flexibility for the buyer.

Built in 1967, this 12,147 SF building is situated on a 31,500 SF lot (approximately 0.723 acres) along a main thoroughfare in Holbrook, AZ. The property features multiple roll-up doors, an open floor plan, and office space in the back, offering flexibility for various commercial uses. Conveniently located just one mile from I-40, it provides excellent interstate access. Zoned C-1, Neighborhood Commercial, this prime location is perfect for a wide range of business opportunities.

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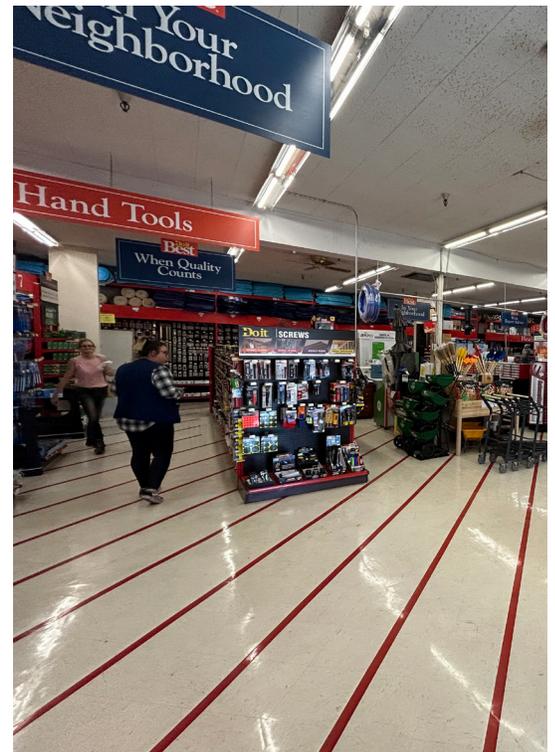
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Specifications

Access	I-40 is just one mile away for easy access to the Interstate
Lot size	0.16 acres
Building size	12,147 SF The original structure was built in 1967.
Assessor parcel	109-02-118C
Zoning	C-1, Neighborhood Commercial Zone
Property taxes	\$5,635.33 (2024)
Utilities	Electric: Arizona Public Service Natural Gas: Unisource Energy Water, sewer, trash: City of Holbrook



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