±3,215 SF OFFICE/WAREHOUSE ON ±0.804 ACRE STORAGE YARD FOR SALE

107 N TONTO ST. PAYSON, AZ 85541

8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

MARK **REIN**
480.214.9414
Mark@RGcre.com

PATRICK **SHEEHAN**, SIOR
480.214.9405
Patrick@RGcre.com

Sunshine

PROPERTY OVERVIEW

±3,215 SF
Building Size

±0.804 Acres
Site Size

M-1
Zoning

$825,000
Sales Price

$257
Building Price Per Foot

$23.53
Land Price Per Foot

10
Parking Spaces in the Front Lots

2000
Year built

PROPERTY HIGHLIGHTS

- Ideal location near the intersection of Hwy 87 & 260
- Rare M-1 Industrial Zoning
- Approx. 1,319 SF Office + 1,896 SF Warehouse
- Large Fenced Storage Yard
- Concrete Parking Lots
- Building and Monument Signage
- Across the Street from the New Payson Senior Center
- Just Down the Street from Payson High School
- Visible from Longhorn Road
- 400 Amps, 120/240V Single Phase
- Parcel #304-56-003

This is the nicest small industrial owner-user properties available in Payson. This property offers modern office space, a functional warehouse and a large secured storage yard in one of Payson's most desirable industrial locations. Situated just west of the intersection of State Highways 87 and 260, the property provides outstanding access, excellent visibility and the flexibility to accommodate a wide variety of owner-user or contractor operations.

Site Features

- Great location
- ±0.804 acre site
- Rare M-1 Industrial zoning
- Large secured storage yard
- Concrete parking and driveway
- Approximately 10 parking spaces
- Monument signage
- Building signage
- Visible from Longhorn Rd
- Seconds from Hwy 87 & Hwy 260
- Across from Payson Senior Center
- Close to Payson High School

Building Features

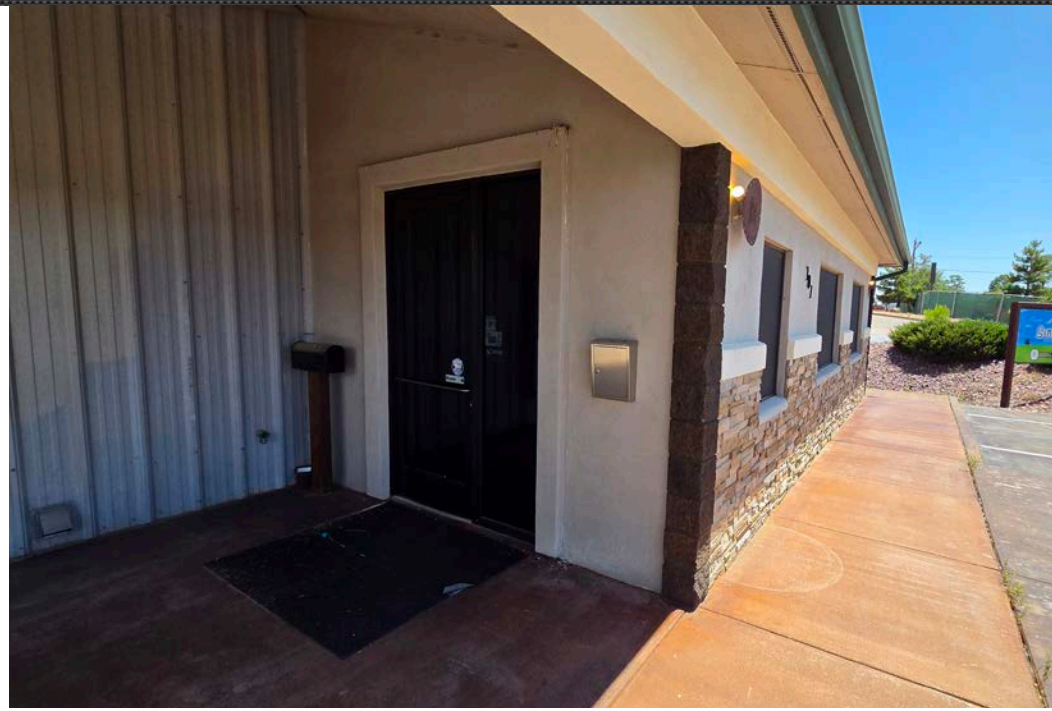
- ±3,215 SF building
- Built in 2000
- Steel warehouse construction
- Attractive office exterior
- Excellent owner-user building
- Excellent visibility from Longhorn Road
- Professional appearance
- Ideal contractor headquarters
- Excellent access to regional highways
- 400 Amp, 120/240V single-phase power

Office Features

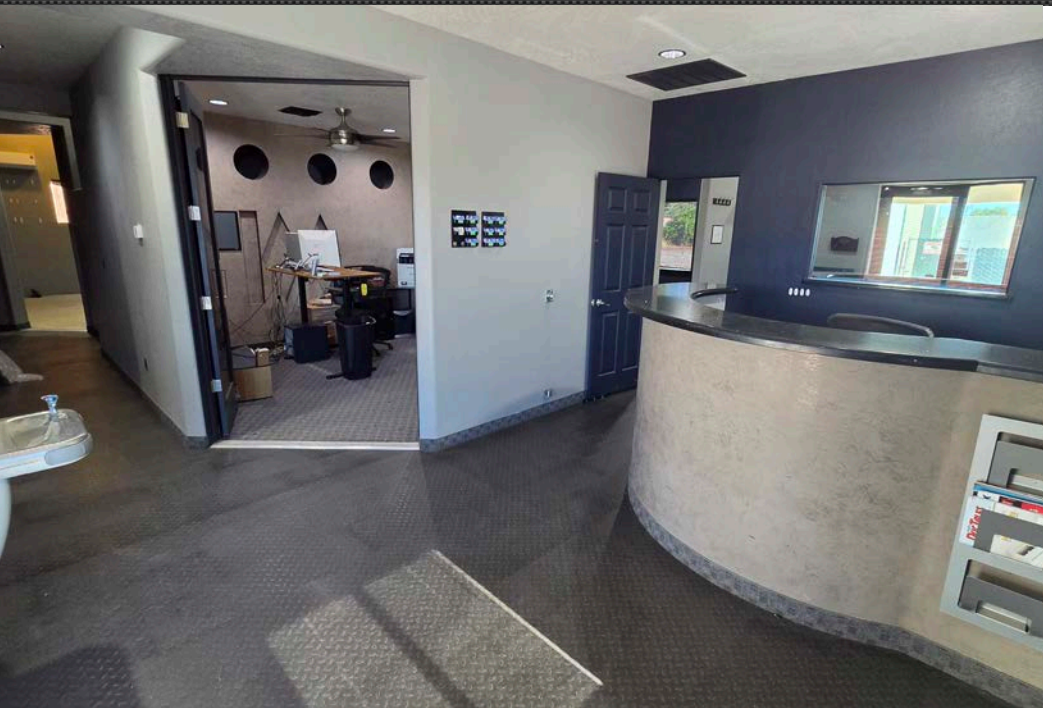
- Approximately 1,319 SF
- Reception area
- Two private offices
- Conference/training room
- Kitchen / break room
- ADA restroom
- Excellent natural light
- Private entrances (2)
- Kitchen
- Three private work areas

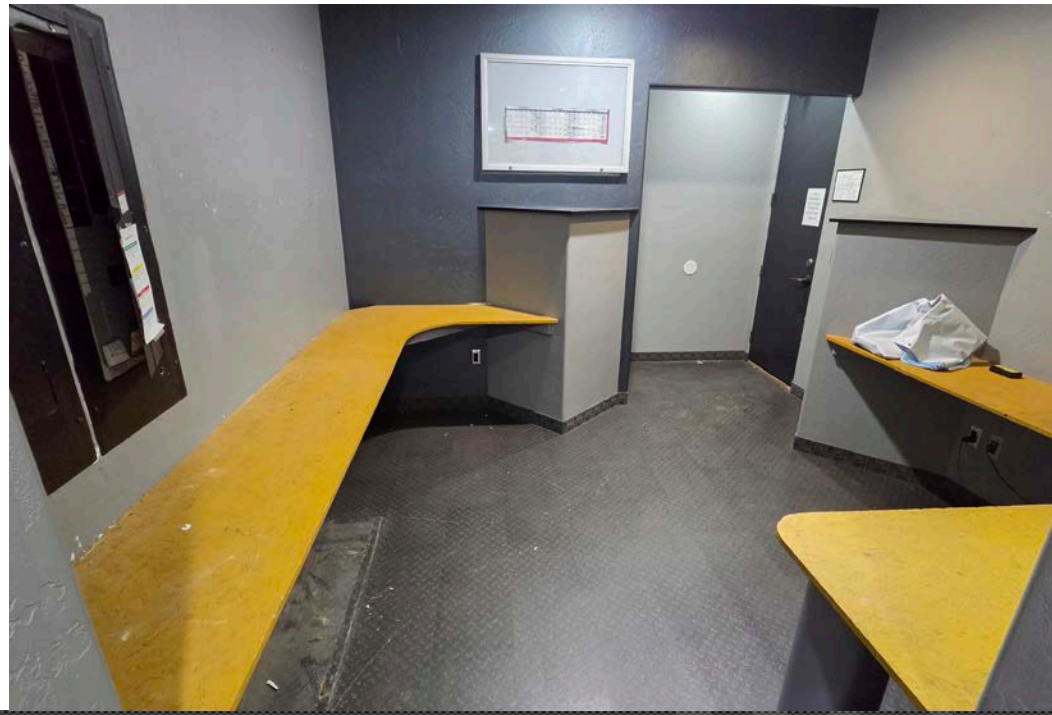
Warehouse Features

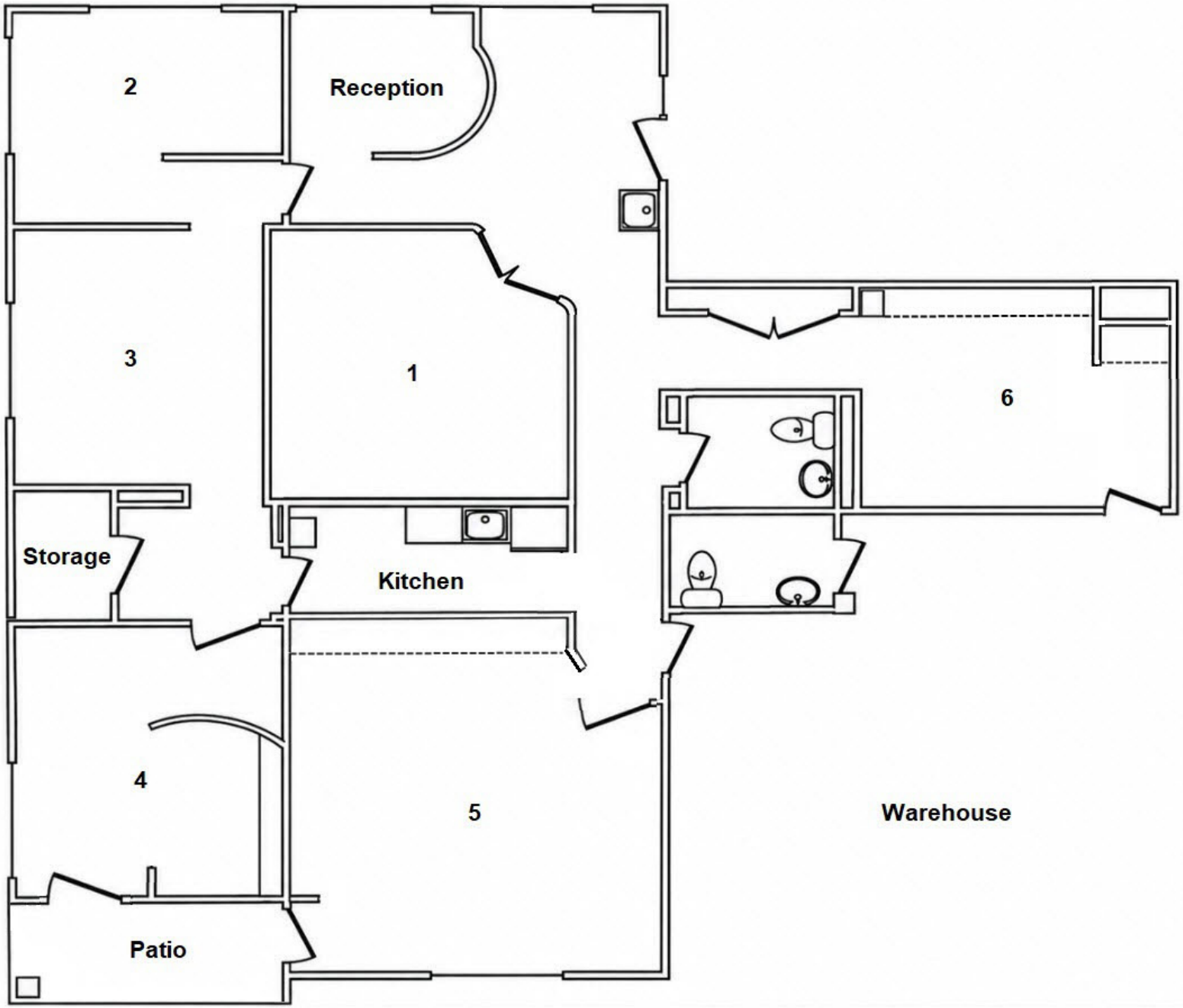
- Approximately 1,896 SF
- Large fenced storage yard
- Three roll-up loading doors & a man door
- Approximately 18'+ clear height
- Covered awning on a concrete slab
- Restroom
- Mezzanine storage area
- Concrete warehouse floor
- Vehicle and equipment storage
- Fully fenced and gated yard
- Room for fleet vehicles, trailers and materials
- 1/2 ton crane in the yard



INTERIOR IMAGES



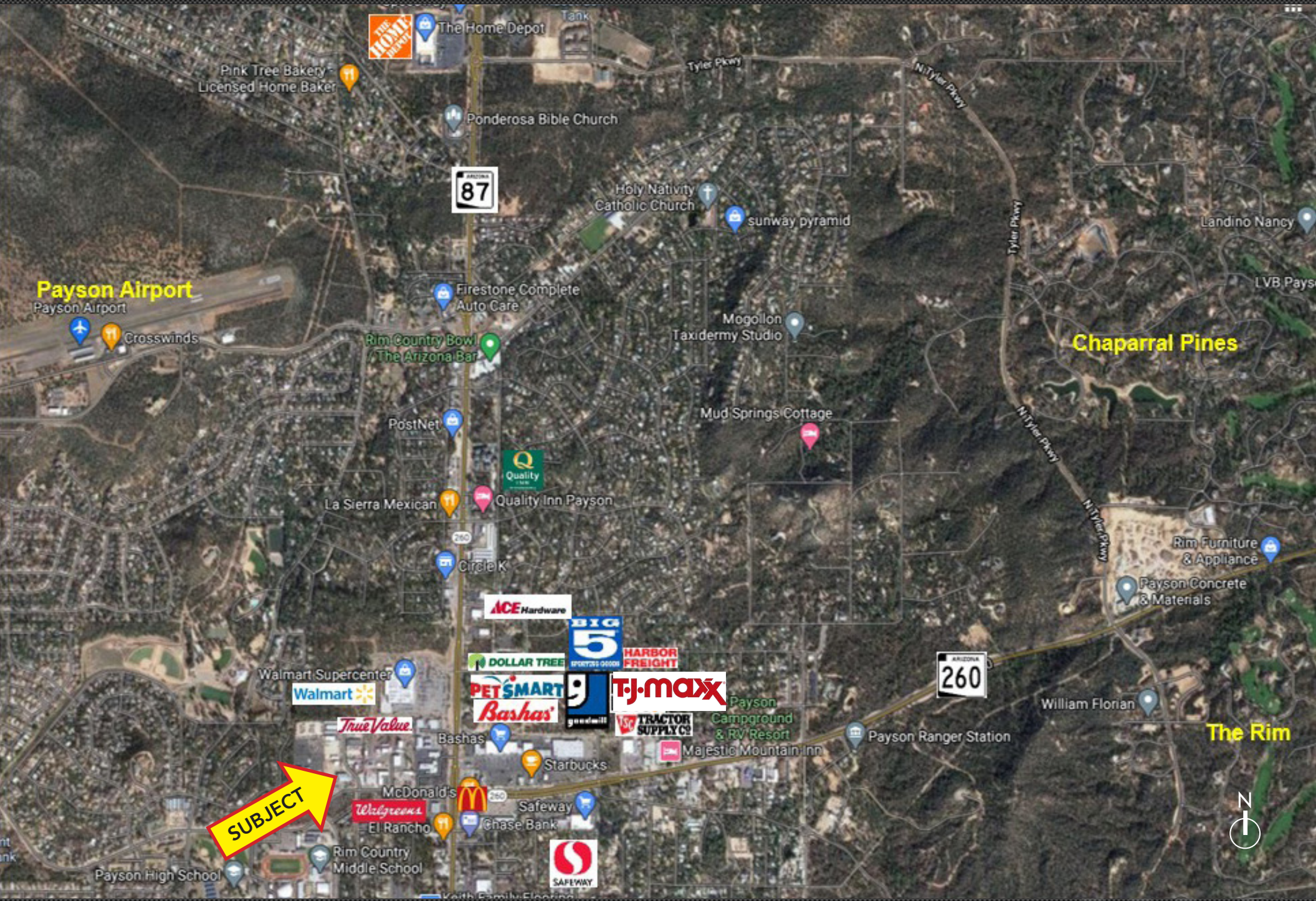


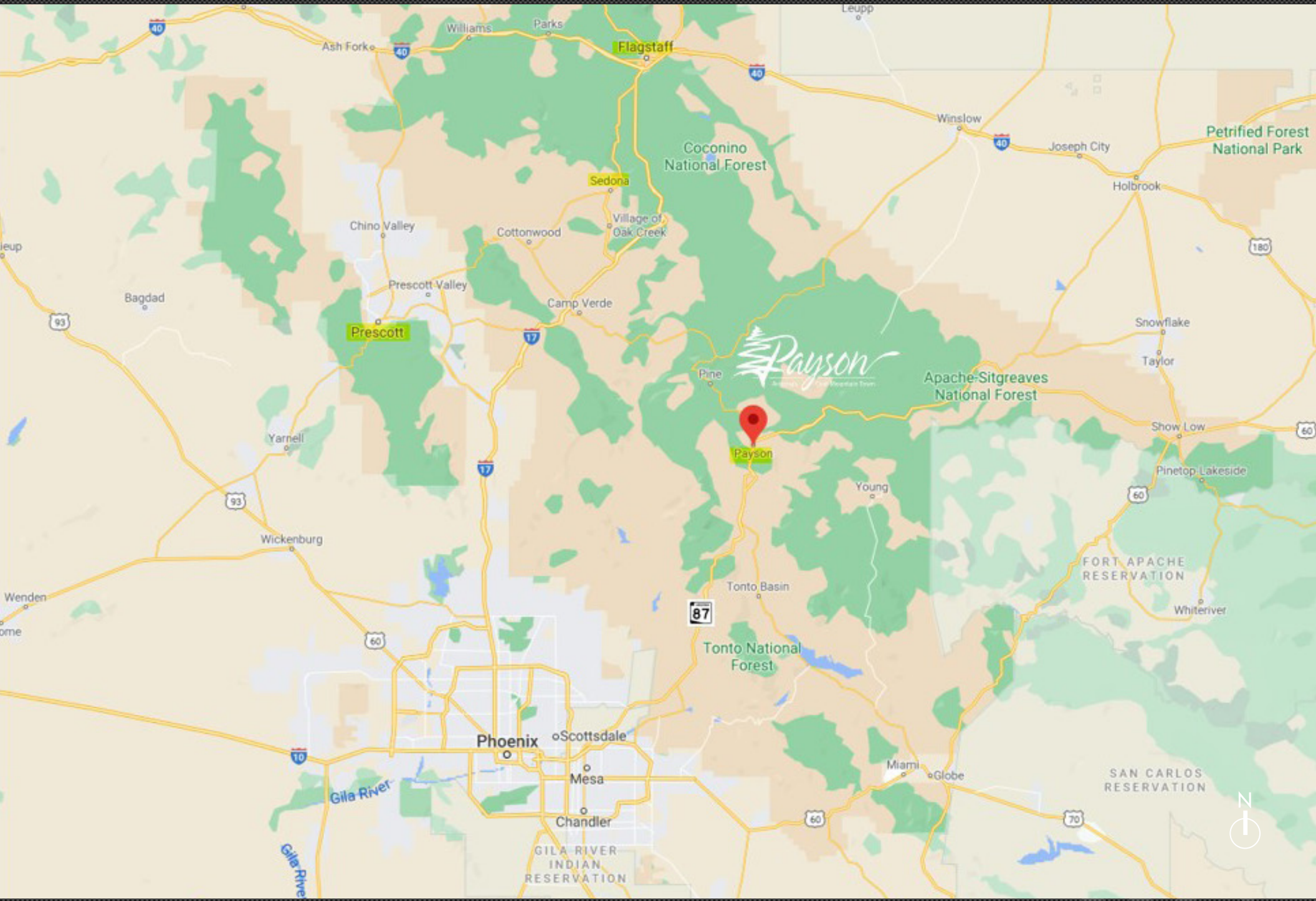

2
Reception
3
1
6
Storage
Kitchen
4
5
Warehouse
Patio

COMPARABLE PROPERTIES RECENTLY SOLD

	PROPERTY ADDRESS	PROPERTY CITY	BUILDING SF	LAND AREA AC	BUYER TYPE	USER	SALE DATE	SALE PRICE	PRICE PER SF	PRICE PER SF(LAND)
	802 E State Highway 260	Payson	3,070	0.46	Owner/ User	Ables Mechanical	8/2025	$600,000	$195.44	$29.94
	909 N Chenault Pkwy	Payson	1,200	1.00	Owner/ User	LA Forge Towing	7/2025	$1,000,000	$833.33	$22.96
	200 N Tonto St	Payson	9,000	2.18	Owner/ User	QXO Roofing	3/2025	$1,500,000	$166.67	$15.80
	106 N Tonto St	Payson	2,400	0.96	Owner/ User	JARS Cannabis	2/2025	$1,000,000	$416.67	$23.91
	AVERAGES		**3,918**	**1.15**				**$1,025,000**	**$403.03**	**$23.15**

Walmart
SUBJECT
Rim Country Self Storage
Signature Custom Door & Window
QXO
Vocational Rehabilitation
CHAPMAN PAYSON
Bison Cove Condominiums
Malibu Dr
Payson Police Department
Payson Water Department
E Malibu Dr
E Park Dr
N Manzanita Dr
N Kodz Rd
Bashas'
BIG 5 SPORTING GOODS
goodwill
PETSMART
HARBOR FREIGHT TOOLS
T.J.maxx
Payson Village
DISCOUNT TIRE COMING SOON
TACO BELL
verizon
ARIZONA 260
W Longhorn Rd
N Colcord Rd
S Colcord Rd
W Longhorn Rd
Walgreens
ARIZONA 87
AutoZone
S Goodnow Rd
E Granite Dells
Starbucks Coffee Company
SAFEWAY
El Rancho
Comfort Inn Payson
IC Garage Doors
S Tonto St
S Clark Rd
Pineview Manor Apartments
260
N


The Home Depot
Pink Tree Bakery - Licensed Home Baker
Ponderosa Bible Church
Tyler Pkwy
N Tyler Pkwy
87
Holy Nativity Catholic Church
sunway pyramid
Landino Nancy
Payson Airport
Payson Airport
Crosswinds
Firestone Complete Auto Care
Mogollon Taxidermy Studio
Rim Country Bowl / The Arizona Bar
Chaparral Pines
LVB Pays
Mud Springs Cottage
PostNet
Quality
La Sierra Mexican
Quality Inn Payson
Circle K
Rim Furniture & Appliance
Payson Concrete & Materials
ACE Hardware
BIG 5 SPORTING GOODS
DOLLAR TREE
HARBOR FREIGHT
Walmart Supercenter
Walmart
PETSMART
Bashas'
goodwill
T.J.maxx
TRACTOR SUPPLY CO.
True Value
Bashas
Payson Campground & RV Resort
Majestic Mountain Inn
Payson Ranger Station
William Florian
The Rim
260
Starbucks
SUBJECT
McDonald's
Walgreens
El Rancho
Safeway
Chase Bank
Rim Country Middle School
Payson High School
SAFEWAY
N


Williams
Parks
Flagstaff
Ash Fork
Winslow
Joseph City
Petrified Forest National Park
Coconino National Forest
Holbrook
Sedona
Village of Oak Creek
Cottonwood
Chino Valley
Bagdad
Prescott Valley
Camp Verde
Prescott
Snowflake
Taylor
Pine
Payson
Apache-Sitgreaves National Forest
Show Low
Yarnell
Pinetop Lakeside
Young
Wickenburg
FORT APACHE RESERVATION
Wenden
Tonto Basin
Whiteriver
Tonto National Forest
Phoenix
Scottsdale
Mesa
Miami
Globe
SAN CARLOS RESERVATION
Gila River
Chandler
GILA RIVER INDIAN RESERVATION
N

Payson, AZ, known to many as the "Heart of Arizona", is a true American Hometown with deep traditions and beauty in all directions. You do not have to look far to find something exciting to do in this close-knit community. There are outdoor adventures and hometown events happening year-round… and the weather allows for fun in all four seasons!

PAYSON OVERVIEW (2021/2022)

Population (Payson)	16,233
Population (Metro Area)	54,452
Average Household Income	$68,076
Median Age (Male / Female)	59.4/60.6
Rate of Home Ownership	78.8%
Land Area	19.3 sq. mi
Driving Distance (to Scottsdale)	79 Miles

NOTABLE GOLF CLUB COMMUNITIES

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