



±3,684 SF OFFICE/WAREHOUSE ON ±0.77 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





PROPERTY OVERVIEW

±3,684 SF

Building Size

±0.77 Acres

Site Size

M-1

Zoning

\$825,000

Sales Price

\$224

Building Price Per Foot

\$24.60

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. 2,384 SF Office + 1,300 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

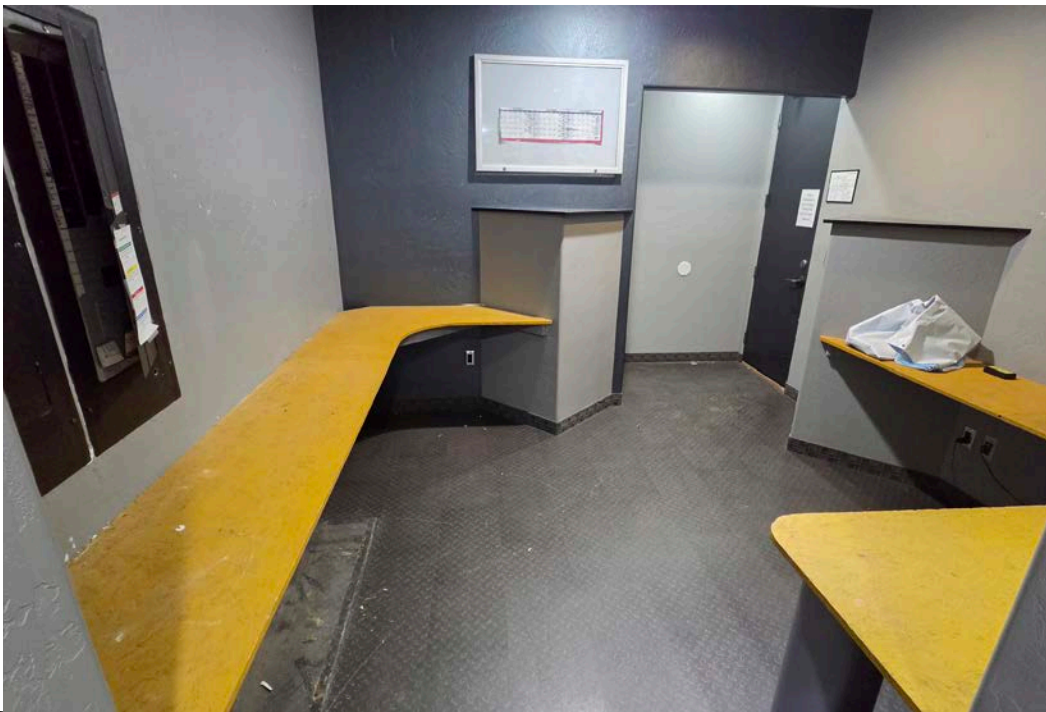
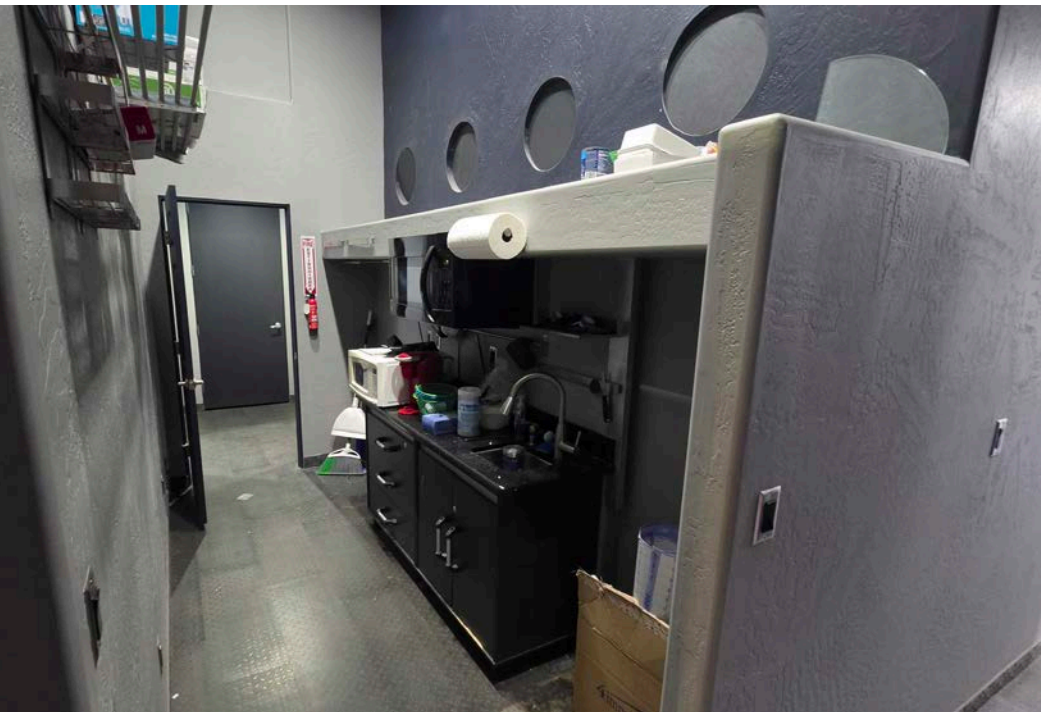


This is the nicest small industrial owner-user properties available in Payson. This property offers modern office space, a functional warehouse and a large secured storage yard in one of Payson's most desirable industrial locations. Situated just west of the intersection of State Highways 87 and 260,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

Site Features	Building Features	Office Features	Warehouse Features
Great location	±3,684 SF building	Approximately 2,384 SF	Approximately 1,300 SF
±0.77 acre site	Built in 2000	Reception area	Large fenced storage yard
Rare M-1 Industrial zoning	Steel warehouse construction	Two private offices	Three roll-up loading doors & a man door
Large secured storage yard	Attractive office exterior	Conference/training room	Approximately 18'+ clear height
Concrete parking and driveway	Excellent owner-user building	Kitchen / break room	Covered awning on a concrete slab
Approximately 10 parking spaces	Excellent visibility from Longhorn Road	ADA restroom	Restroom
Monument signage	Professional appearance	Excellent natural light	Mezzanine storage area
Building signage	Ideal contractor headquarters	Private entrances (2)	Concrete warehouse floor
Visible from Longhorn Rd	Excellent access to regional highways	Kitchen	Vehicle and equipment storage
Seconds from Hwy 87 & Hwy 260	400 Amp, 120/240V single-phase power	Three private work areas	Fully fenced and gated yard
Across from Payson Senior Center			Room for fleet vehicles, trailers and materials
Close to Payson High School			1/2 ton crane in the yard

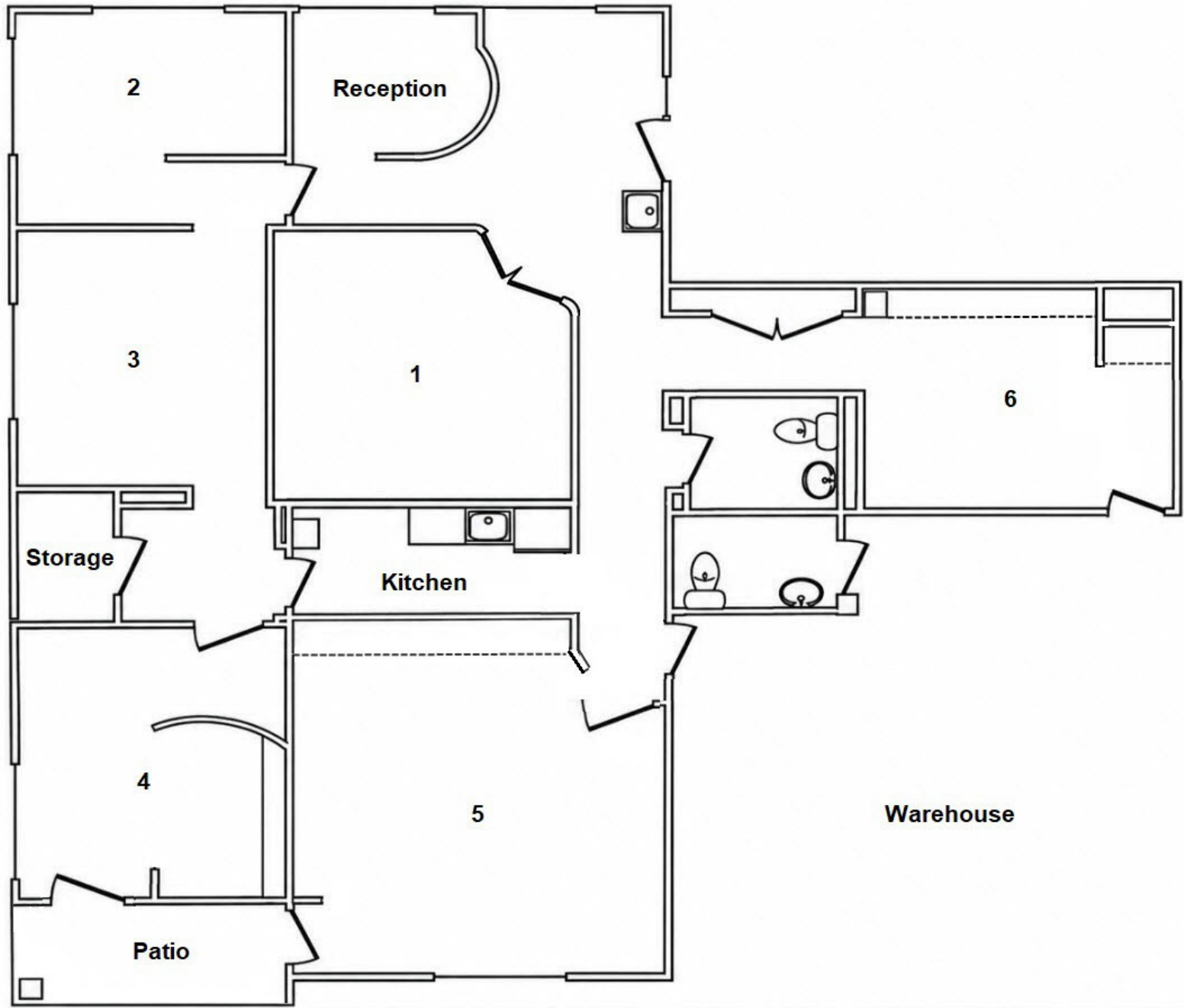








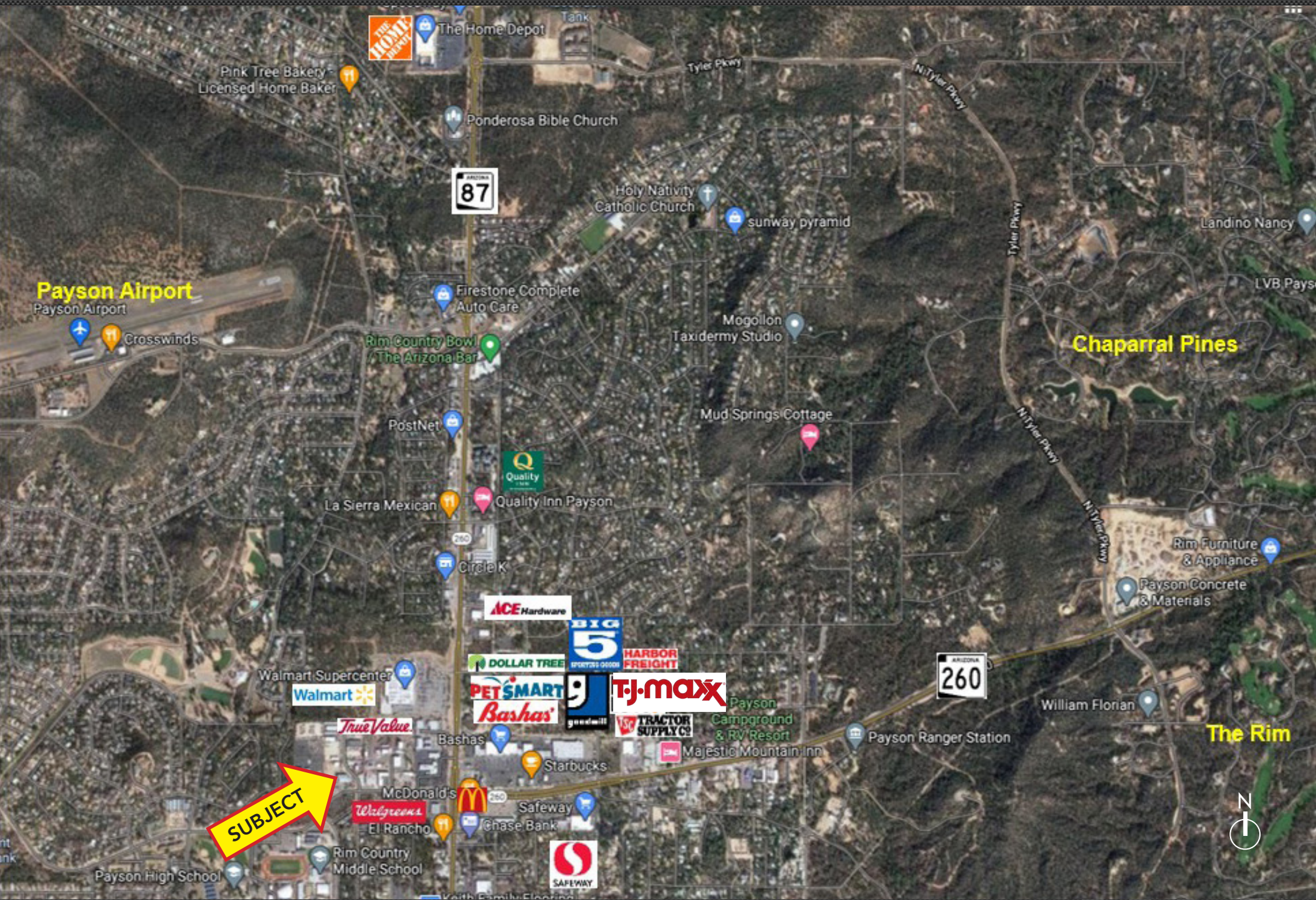


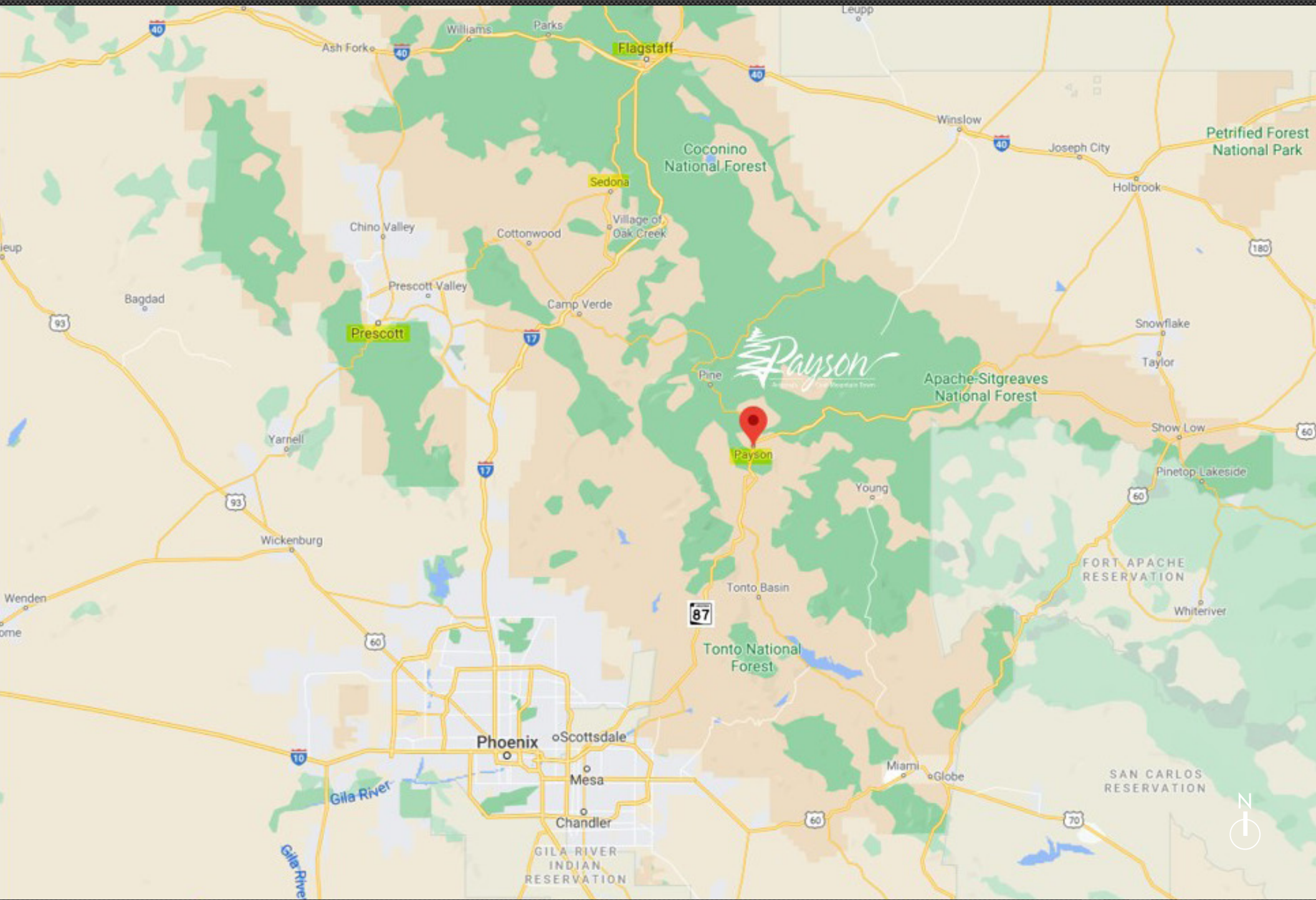


COMPARABLE PROPERTIES RECENTLY SOLD

	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









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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