

Property Details

CONTROL:	Exclusive	VALUE: \$59,500
		LOAN: \$0
		EQUITY: \$59,500
TITLE:	AZ Wine Country Commercial Lot	
TYPE:	Land	
HAVE:	Commercial lot (.64 Acre) on Business Route I-10, Main Street in Wilcox, AZ. Wilcox is 80 Miles SE of Tucson on I-10 and is rapidly becoming the wine center of Southern AZ.	
ADDRESS:	624 S Haskell Ave, Wilcox, Arizona	
BENEFITS TO NEW OWNER:	High traffic. Was site of former hotel & apartments. Demolished in 2017. All utilities to site. Ready for new use. SELLER FINANCING AVAILABLE!	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$583	
NOI:	\$-583	
DEBT SERVICE:	\$0	
CASH FLOW:	\$-583	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Wants to move through property into larger deal on improved property. Seller is in NV.	
MOTIVATION:	7 Wants to upgrade into income property.	
CAN ADD:	Ask Listing Agent	
REMARKS:	This property is a diamond in the rough for the right user. Seller is an experienced exchangor. Submit all ideas.	
OWNER:	Edge Investors LLC	
COUNSELOR:	Tom DeSollar 6700 N. Oracle Rd. Suite 235 Tucson, Arizona, 85704	Phone: 520-400-2732 Cell: 520-400-2732 Email: tom@azfirstprop.com