

MIXED USE FOR SALE

933 S. HASKELL AVE

933 S. Haskell Ave , Willcox, AZ 85643



SALE PRICE: \$525,000

LOT SIZE: 4.83 Acres

BUILDING SIZE: 5,251 SF

ZONING: Mixed Use

PROPERTY OVERVIEW

Full bar with #6 liquor license, pool tables, dance floor, sound system and a separate bar in dance hall. Building will accommodate several hundred patrons. The outdoor area includes picnic tables, and an outdoor barbecue. Food must be provided by patrons.

Property includes fourteen RV rental spaces with electricity, water and waste disposal to each space. Space available for many more RV spaces. Many tenants return annually.

Includes a residence of approximately 1,500 SF. 2 BR, 1 BA. Needs remodeling to make it livable.

Owner is retiring after four years of ownership.

PROPERTY FEATURES

- Originally, this property was a rest stop for cattle being transported to other cities. The law requires that cattle be rested every 14 hours.
- Loading chutes for loading and unloading cattle.

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520.615.8400
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Suite 245
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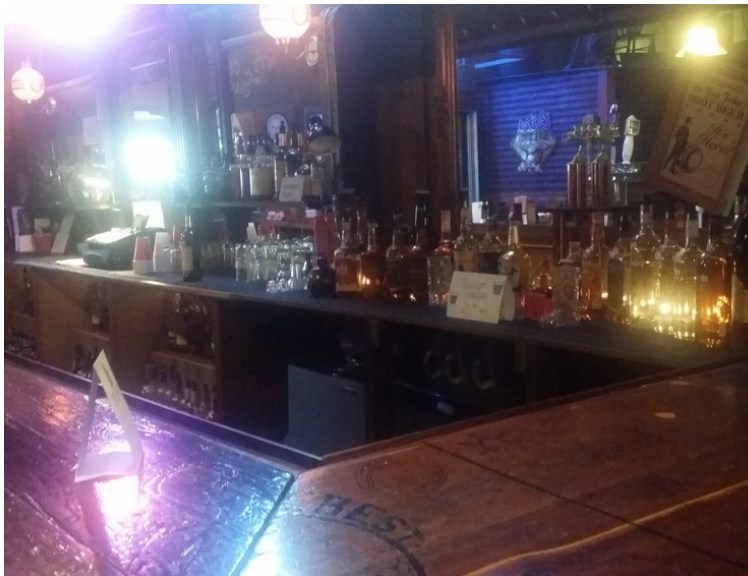
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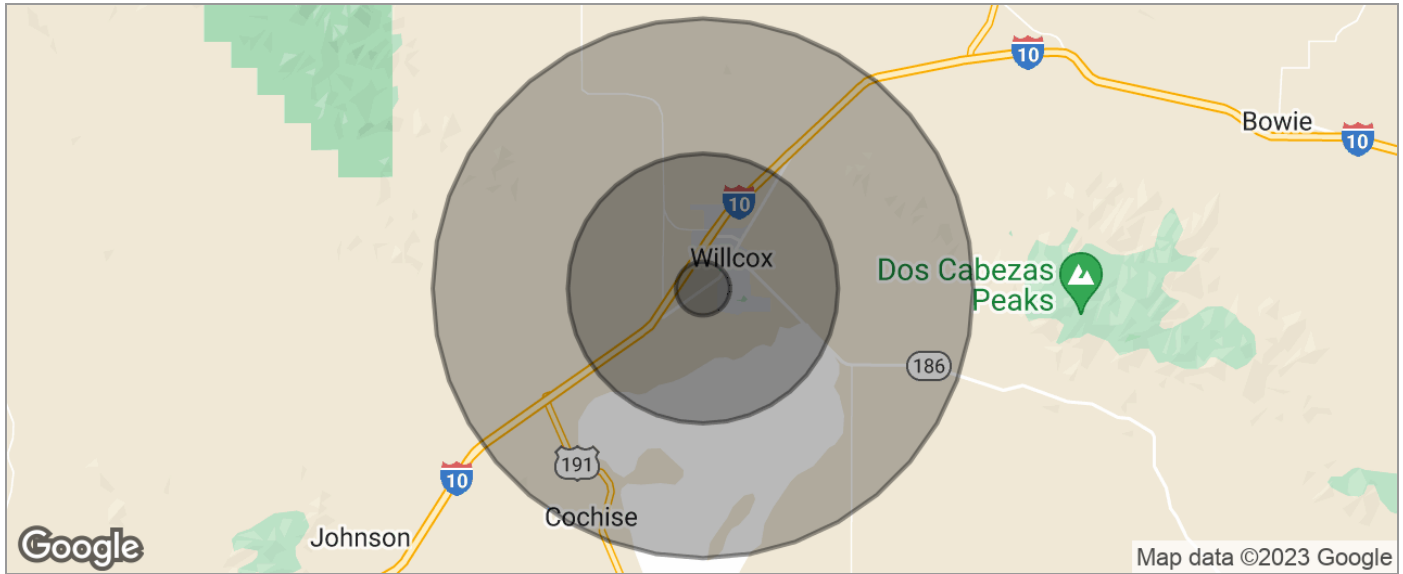
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	216	3,218	6,606
MEDIAN AGE	37.9	38.5	40.8
MEDIAN AGE (MALE)	36.3	37.2	40.0
MEDIAN AGE (FEMALE)	40.9	41.1	42.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	93	1,362	2,751
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$45,327	\$46,981	\$48,972
AVERAGE HOUSE VALUE	\$137,838	\$136,892	\$140,893
RACE	1 MILE	5 MILES	10 MILES
% WHITE	90.3%	90.6%	91.5%
% BLACK	0.0%	0.1%	0.5%
% ASIAN	0.5%	0.6%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	6.0%	5.7%	5.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	44.4%	43.8%	40.1%

* Demographic data derived from 2020 ACS - US Census

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