

Executive Summary

Fort Mohave

Narrative: The total parcel is comprised of approximately 4.81 acres and is located on Calle Valle Vista Drive one block north of Joy Lane. This property is zoned C-2 (General Commercial). The uniqueness of this property is the location being across from the new Fort Mohave Hospital and close to the new proposed Super Wal-Mart. THE OPPORTUNITY lies in developing mixed use office/retail/storage project and being surrounded by new residential and commercial developments. All utilities are to the property. Please call listing office for more information.

Address: 5461 Calle Valle Vista
Fort Mohave, AZ 86426

Parcels: 227-16-064
Fort Mohave Mesa Ranchos, Blk A, Lot 15

Property:	Commercial	4.81 Acres
	Square Feet	209,524
	Lot Dimension Approximate	635'x330'
	Total Gross Acres	± 4.81 Acres

Price:	\$ 399,000
Per Square Foot	\$ 1.90
Per Acre	\$ 82,952
Terms	Cash, CNV

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