



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

9 Units in Arcadia Lite - Many Upgrades Completed

533 E Main Street
Quartzsite, AZ 85346

\$3,495,000

MLS# 6591677



HIGHLIGHTS

- New Underground Piping
- New Landscaping
- Garage Rentals for additional income
- On-Site Laundry Room for additional income
- Newer Roof
- Raised Electric Masts
- Dual Pane Windows
- Ceiling Fans
- Gas Stoves
- Ample Parking
- Ceramic Tile / Carpet Flooring

DETAILS

RV/Mobil Home Park The National Companies are in the process of building-Starbucks, Black Bear Diner and Flag Motel. The park sits directly across from Dollar Store. Lovely community park. Pattie’s RV and Propane is a multifaceted business and 2.05 acre property right on the main street of quirky Quartzsite Arizona: RV and ATV capitol, home to the Soronan desert and Arizona Peace trails. Over 1 million tourists visit every year, including a large population of snow birds coming from northern America. **Propane Business:** Pumping anywhere from 130,000 to 200,000 gallons of propane, patties has two lanes, two pumps, 1 large tank and lots of propane bottles/inventory. **Food Area:** A newly vacant fully commercial commissary and restaurant (approx 250 sqft) and outside up front food court area vibes (50 amp hook up). **Commercial Building:** (approx 1507 sqft) Divided into three areas The Water Queue, vacant retail and a laundromat. **The Water Queue:** 750 sqft, beautiful brand new water store on a 5 year commercial lease with increases yearly and 5 year renewal option. Currently paying \$1100 a month plus utilities. **Vacant Retail:** approx 500-650 sqft Currently vacant, formerly a smoothie and coffee store, was rented at \$750 a month plus utilities. **Laundromat:** approx 200-250 sqft all commercial new speedqueens 4 washers, 3 dryers (vending machines included). Main House: approx 1200 sqft private 2 bedroom one bath home, now being used as managers house/office (has major live/work and air b&b potential). **Apartment A&B:** Two studio apartments, more like motel/hotel rooms, previously renting at \$500 a month each they are attached the main home but very separate. (major motel income potential plus air b&b). **RV park:** 36 trailer units with 50 amps sites, 32 are owned and rented at \$400-\$550 a month, 4 not owned rented at \$250 a month.



CAP RATE: 3.81%

Numbers:

Gross Potential Rent	\$163,140
General Vacancy	(\$4,894)
Laundry Room Income	\$400
Garage Rental Income	\$1,200
Effective Gross Income	\$159,846
Operating Expenses	\$26,631
Net Operating Income	\$133,215



Linda Gerchick, CCIM
Designated Broker
Cell: 602-688-9279
Linda@JustSoldIt.com



CCIM Institute
 Equipping the world's best minds in commercial real estate



Gerchick Real Estate