

# Commercial Real Estate Auction

3,500± SQ FT BUILDING • 1.95± ACRE DEVELOPMENT LOT  
RIGHT OFF I-17 & HWY 69 • EXCELLENT REDEVELOPMENT SITE  
PRIME LOCATION • SELLER FINANCING

Yavapai County, AZ



PREVIEWS:

Mon, April 16  
Thurs, April 19  
Mon, April 23

11 AM - 1 PM

**MINIMUM OPENING BID**  
**\$84,000 - Less Than \$1.00/Sq Ft!**

## ONLINE ONLY

**Bid April 19 – April 25 • 5 PM MT**

**Location: 19150 E Copper Star Rd, Mayer, AZ 86333**

Don't miss your chance to purchase this versatile property, formerly "Papa's Place" restaurant, ideally located at the southwest corner of Cordes Junction (I-17 & Hwy 69) with excellent visibility. With road frontage on all sides, it's the centerpiece of future development off of I-17.

There are several lucrative possibilities for this property – it could remain as a restaurant, be repurposed for a business, church, office or serve as redevelopment site for hotel, retail, restaurant, fast food, gas/truck stop uses and more!

- Formerly "Papa's Place" restaurant
- Located at southwest corner of I-17 & Hwy 69 (exit to Prescott)
- Surrounded by frontage roads
- C-2 zoning
- Improved w/own private water well & electric
- Flat land w/good drainage
- Excellent highway visibility
- Prime location for a highway-oriented business
- Pre-auction offers welcome
- Seller financing available with 25% down or seller will consider a trade for a Phoenix real estate (land, residential, commercial)



**Arizona Property  
& Auction**

John Payne - Auctioneer, Broker, Realtor (Lic #LC658684000)

**480-422-6800 | UnitedCountryAZ.com**

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2473 S Higley Rd, Ste 104-120, Gilbert, AZ 85295  
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