

Walt's Do It Best Hardware

516 W. Hopi Drive, Holbrook | Arizona



Offering Memorandum



Asking Price:

Business \$799,000

Property \$1,200,000

Business & Property \$1,999,000

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company known as Walt's Do It Best Hardware located at 516 W. Hopi Drive, Holbrook, AZ 86025 (hereinafter the "Company").

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Company. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kelly and Call Commercial. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Kelly and Call Commercial from sources it deems reliable.

Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree you will hold the contents confidential and will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kelly and Call Commercial expressly reserve the right, at their sole discretion, to reject any

and all expressions of interest or offers to purchase the Company and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Company unless and until a written agreement for the purchase and sale of the Company has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Company or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Company including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Company, or information provided herein or in connection with the sale of the Company shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Kelly and Call Commercial or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Company.

This Offering Memorandum is deemed to represent the state of affairs of the Company currently, but does not represent or constitute an indication that there has been no change in the state of affairs of the Company since this Offering Memorandum was prepared.

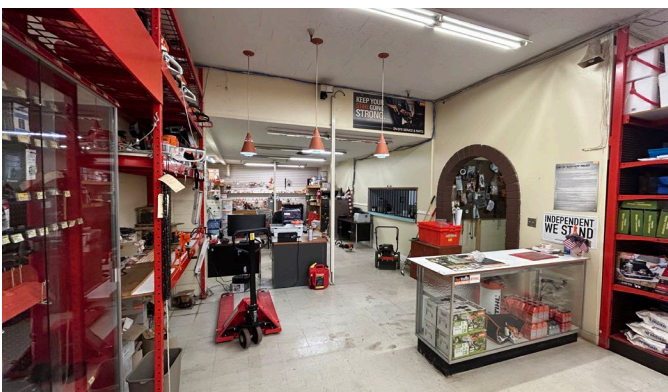
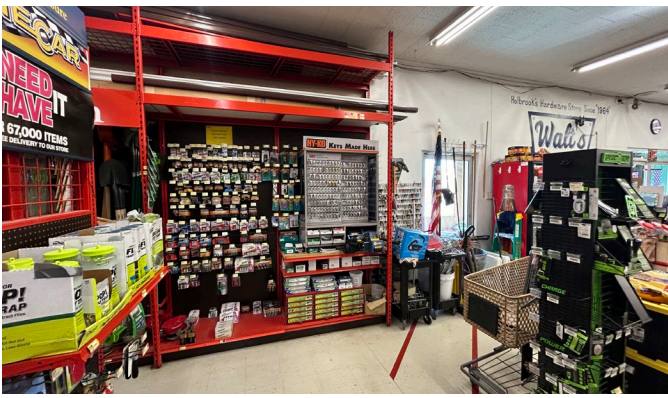


Walt's Do It Best Hardware | Holbrook, AZ

Walt's Do It Best Hardware store is a thriving business operating at this location since 1967—nearly 60 years of success. With its versatility, the site can be easily repurposed to accommodate a new or existing business. Buyers have the option to acquire the hardware business, the real estate, or both. If the business is purchased, the owners will lease the property to the buyer. The \$1,200,000 asking price includes only the real estate, providing maximum flexibility. If the buyer wishes to purchase both the business and the property, the price is discounted to \$1,999,000.

Business Summary

Built in 1967, this 12,147 SF building is situated on a 31,500 SF lot (approximately 0.723 acres) along a main thoroughfare in Holbrook, AZ. The property features multiple roll-up doors, an open floor plan, and office space in the back, offering flexibility for various commercial uses. Conveniently located just one mile from I-40, it provides excellent interstate access. Zoned C-1, Neighborhood Commercial, this prime location is perfect for a wide range of business opportunities.





Holbrook, Arizona

Holbrook, Arizona, boasts a unique charm with its historic Route 66 heritage. This iconic past provides a strong foundation for tourism development, attracting nostalgic travelers and road trippers. The town's location near stunning natural wonders like the Petrified Forest National Park and the Painted Desert offers incredible opportunities for outdoor recreation, including hiking, biking, and stargazing.

Holbrook also possesses a rich cultural tapestry, with a significant Native American presence. This cultural richness can be showcased through partnerships with local tribes, offering visitors

unique insights into indigenous traditions, arts, and crafts.

Furthermore, Holbrook presents a desirable lifestyle for those seeking a slower pace of life. The town offers a relatively affordable cost of living compared to larger cities, making it an attractive option for remote workers and those seeking a more relaxed environment.

Market Summary



SPECIFICATIONS

Access	I-40 is just one mile away for easy access to the Interstate
Lot size	0.16 acres
Building size	12,147 SF The original structure was built in 1967
Assessor parcel	109-02-118C
Zoning	C-1, Neighborhood Commercial Zone
Property taxes	\$5,635.33 (2024)
Utilities	Electric: Arizona Public Service Natural Gas: Unisource Energy Water, sewer, trash: City of Holbrook

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