

AMADO TERRITORY RANCH

3001 E Frontage Road Amado, Arizona 85645

Unique Investment Opportunity! 4.55Acres Zoned B-2 Commercial, Horse Property within easy access to I-19. Large Restaurant with patio/deck seating and amazing views of Elephant Head and Santa Ritas. Completely remodeled Caretaker's cottage, multiple offices and shops. Well maintained grounds with a cactus garden, Koi pond, Zen garden with waterfall, ample parking next to a popular Bed & Breakfast, Unlimited Potential!

4082 Sq Ft Restaurant

Beautiful Entrance with covered Porch
Large back patio/deck overlooking Koi pond with Panoramic Views!
Large open dining space with separate bar area
Saltillo & Wood floors, open wood beamed ceilings, Rustic finish
Newer HVAC, block construction
Fully equipped Commercial Kitchen
Walk in Freezer/Fridge, Lots of Storage, Newer Vinyl plank floors
Employee Bathroom and Office

2076 Sq Ft Living Quarters and additional Office space upstairs

Access via newer built exterior stairs alongside Restaurant
Features Full Kitchen and Bath and dining at entrance
Three additional rooms for office space with two half baths
Newer windows, Fiberglass Insulation, Metal Roof

651 Sq Ft Straw House (Straw Bale Construction)

Rents for appx. \$500/Mo. To local artists

785 Sq Ft Caretakers Cottage (Adobe with wrap around porch)

Completely Remodeled with Newer HVAC System
Full Kitchen, Full Bath, One Bedroom, Vaulted Ceiling
Can Rent for \$1300/Mo.
Lawn area behind Cottage can be horse pasture or used for events
Mini Green House and potting shed

765 Sq Ft Artist Studio/Office

Can rent for \$400+/Mo.

1174 Sq FT Woodworking Shop/Office

Can rent for \$700+/Mo. Newer HVAC

720 Sq Ft Metal Shop with outdoor workspace

Can rent for \$600+/Mo.

Extras

Storage Shed 10' x 30' two compartments for lawn equipment and extra storage
Zen Garden with Labyrinth, Waterfall and Pond

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