



**GANADO COMMERCIAL PROPERTY**  
**JACKSON COUNTY**  
*30.84+/- Acres*

*List Price \$1,099,000*



# GANADO COMMERCIAL PROPERTY

**30.84+/- ACRES**

## **PROPERTY SUMMARY**

**LIST PRICE ~ \$1,099,000**

**ACREAGE:** 30.84+/-

**ADDRESS:** 208 & 304 E. York St.

**CITY:** Ganado

**COUNTY:** Jackson

**OFFICE SPACE:** 3,690 +/- sq. ft. – 14 individual office spaces and kitchen

**SHOP:** 4,960+/- sq. ft shop with attached 4,960+/- sq. ft. lean to attached

**RV PARK:** 3.6+/- acres – 26 rv hookups



Prime Commercial Location!! The Ganado Commercial

Property is located on Business 59/York Street within the Ganado city limits with convenient access to US Highway 59 and the future I-69 corridor. The property is comprised of two tracts with a total of 30.84+/- acres. A .64 acre tract has 335+/- ft. of Business 59/York Street frontage and contains a 3,690+/- sq. ft. office building, originally built in 1998 and remodeled in 2013. The stone veneer office building has 12 generously sized office spaces, a conference room, kitchen, carport and separate men/women bathrooms at two ends of the building. The 30.20+/- acre tract has approx. 1,200 ft of frontage on Business 59/York Street and 900+/- ft. of frontage on Mauritz Avenue. The entire tract is high-fenced with an electric entrance and has a 4,960+/- sq. ft. shop with attached 4,960+/- sq. ft. lean to. Both the shop and lean to have concrete floors. The northern fenceline of the 30.20+/- tract has an approx. 3.6 acre fenced area that serves as an RV Park. The park has 26 spaces with hookups and a separate entrance off Mauritz Avenue. Some portion of the 30.20+/- acre tract is in the 500-yr floodplain and only a small area on the north fenceline is in the 100-yr floodplain.



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PROPERTY AERIAL

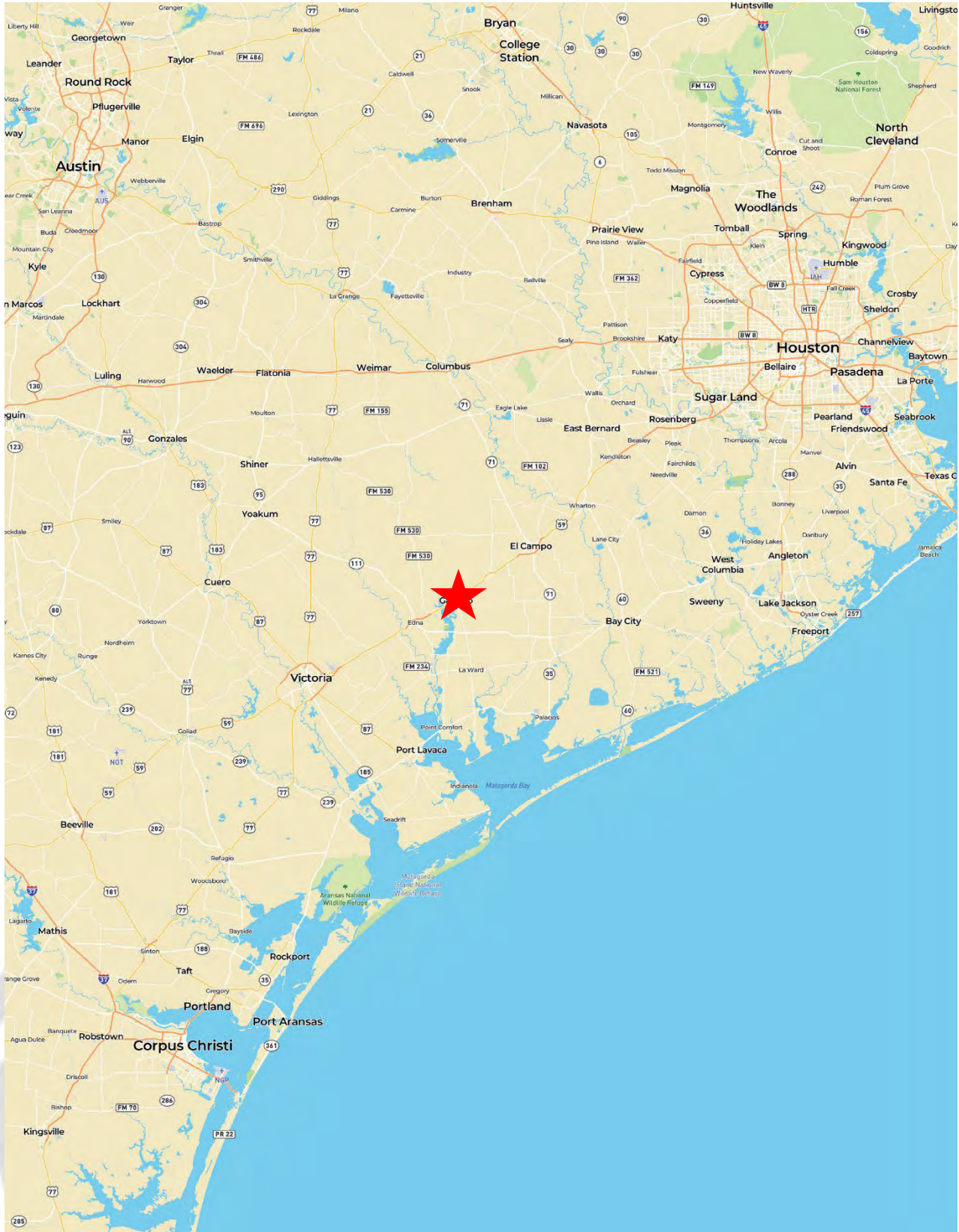




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PROPERTY LOCATION

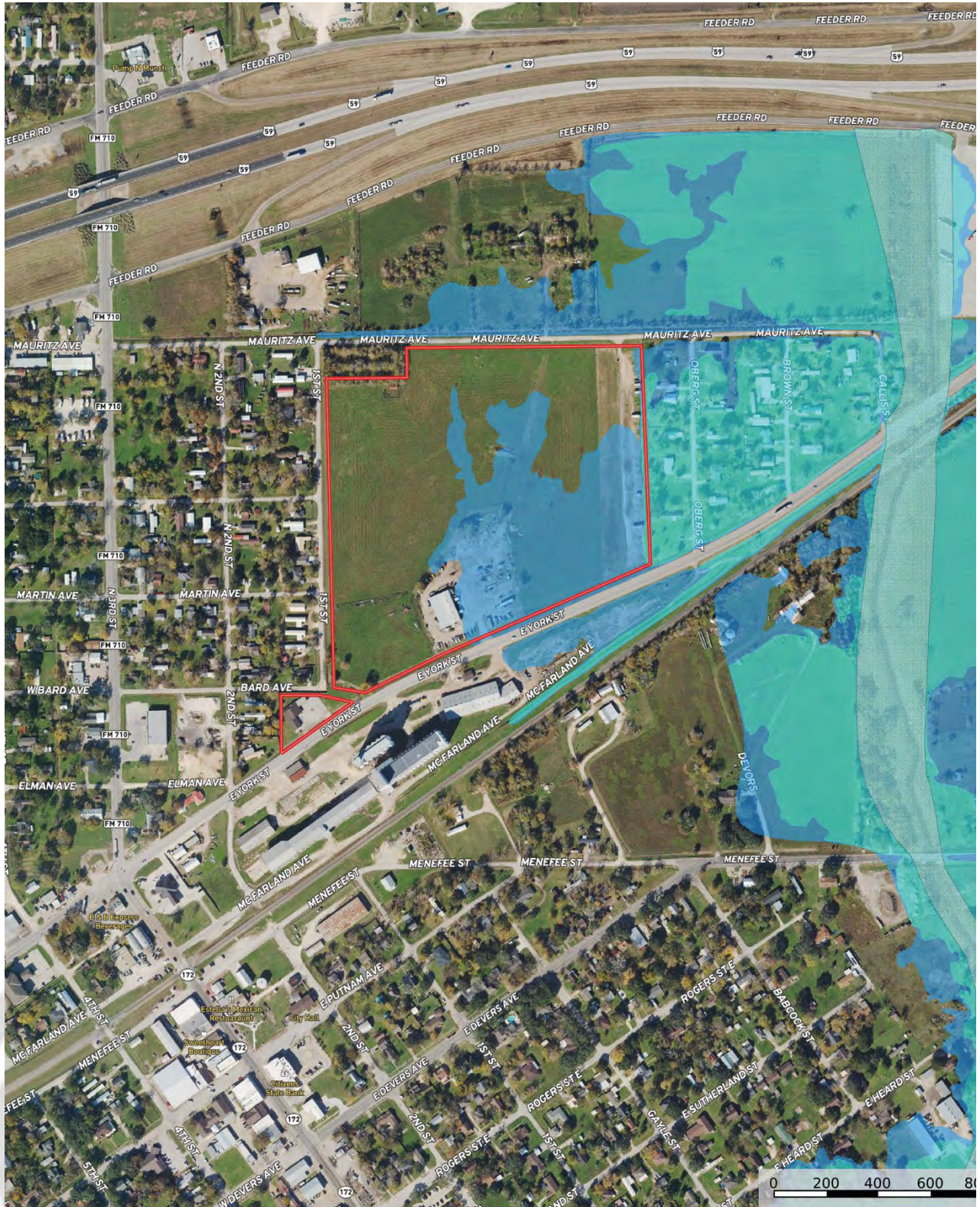




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PROPERTY FLOOD



- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not Included





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PROPERTY LOCATION





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## PROPERTY SOILS MAP





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## PROPERTY SOILS MAP

|  Boundary 29.66 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LaA	Laewest clay, 0 to 1 percent slopes	29.66	100	0	50	2s
TOTALS		29.66(*)	100%	-	50.0	2

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion  
 (s) soil limitations within the rooting zone (w) excess of water

