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COMMERCIAL ADVISORS



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# HISTORIC PHELPS DODGE HOSPITAL - Ajo, Arizona

## Beautiful Hilltop Views



## PHELPS DODGE HOSPITAL

515 Hospital Road • Ajo, AZ 85321  
 West Hospital Road & La Mina Avenue

**Project Size** 28,779 SF on +/- 4 Acres

**Purchase Price** \$990,000

**Year(s) Built** 1940's, 1960's and 1970's (3 Phases)

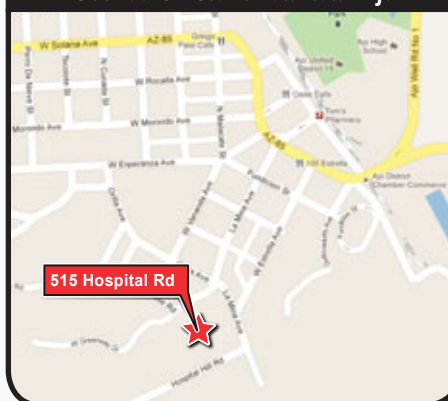
**Zoning** Approved for "Community Activities Center", Pima County (One of only 3 properties with this designation in Ajo)

**Parking** Ample



Historic Hospital for Sale in Downtown Ajo, Arizona

## Overlooks Historic Downtown Ajo



## AMENITIES

- Spanish & Arabic architectural style
- Masonry construction with stucco exterior; footings and floor are poured concrete with reinforcement
- Electric and City water services the property. Ajo is installing a new sewer line and infrastructure that will service the site
- Ajo has a private airport, can be reached by Highway 85 - North Ajo Gila Bend Highway and has daily bus service on Route 685, Valley Metro, to Phoenix



GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.



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## Area Attractions

- **The Plaza** - Built in 1917 features mission-style architecture and it serves as a place of beauty and a location for community events.
- **Organ Pipe Cactus National Monument Visitor Center** - 30 miles
- **Puerto Penasco (Rocky Point), Mexico** - 100 Miles
- **Phelps Dodge Mine** (inactive open pit mine, 1.5 miles across)  
 Visitor center maintained by Chamber of Commerce.
- **Curley School** - Built in 1917 and facing the plaza, this historic building has been converted into artist studios and apartments.
- **Cabeza Prieta National Wildlife Refuge** - Protects the Sonoran Pronghorn and several other indigenous animals. This 1,000 square mile refuge is home to as many as 420 plant species and more than 300 kinds of wildlife. Entrance located minutes North of Ajo.
- **Ajo Country Club** - Has a 9-hole regulation length golf course. This short layout will reward good shots and provide a fun golf outing for everyone.
- **Desert Diamond Casino** - Operated by the Tohono O'odham Nation and the Hicquiwan District, the casino offers slot machines, grill, and a full-service gas station with convenience store. Located 4 miles southeast of Ajo.



## About Ajo

Ajo is an historic Arizona mining town. Located on State Highway 85 about an hour from Buckeye and the West Valley. While the mine closed in 1984 the town has endeavored to capitalize on its rich history, architecture, and proximity to several points of interest.

Ajo offers some unique advantages including clean air, clear skies, and pristine desert surroundings. A small town located equidistant from Phoenix and Tucson (less than 2 hours). Affordable real estate and temperate climate.

For many years Ajo has been gathering momentum as a retirement community and an undiscovered gem for Canadian and European tourists. Recently the Chamber of Commerce and ISDA have promoted the area with community events. The town is also known for its growing contingent of artists.

Ajo, the birthplace of copper mining in Arizona, has a rich history dating back hundreds of years. Today it is a popular tourist destination and retirement community offering an inexpensive lifestyle.

