

PRIME DEVELOPMENT LOTS



Montezuma & Merritt, Prescott, AZ 85301

Commercial Properties Northern Arizona

Property Details

Price	\$859,000
Land Size	±1.00 acres
Parcel #1	113-02-025B
Parcel #2	113-02-026A
Parcel #3	113-02-028A
Parcel #4	113-02-030A
Parcel #5	113-02-032A
Parcel #6	113-02-034A
Parcel #7	113-02-035B

Owner Terms

Subject to the buyer's capacity, experience, terms and other unique conditions, Seller may consider the following options:

- Owner Financing
- Joint Venture
- Rolling Options
- Partnerships
- Cash Out / CTL
- Accelerated Close
- Creative Projects

Property Description

Seven contiguous parcels located at the NW Corner of Montezuma and Merritt Streets, just 3 blocks from downtown Prescott, these adjacent parcels front to one of Prescott's high traffic corridors.

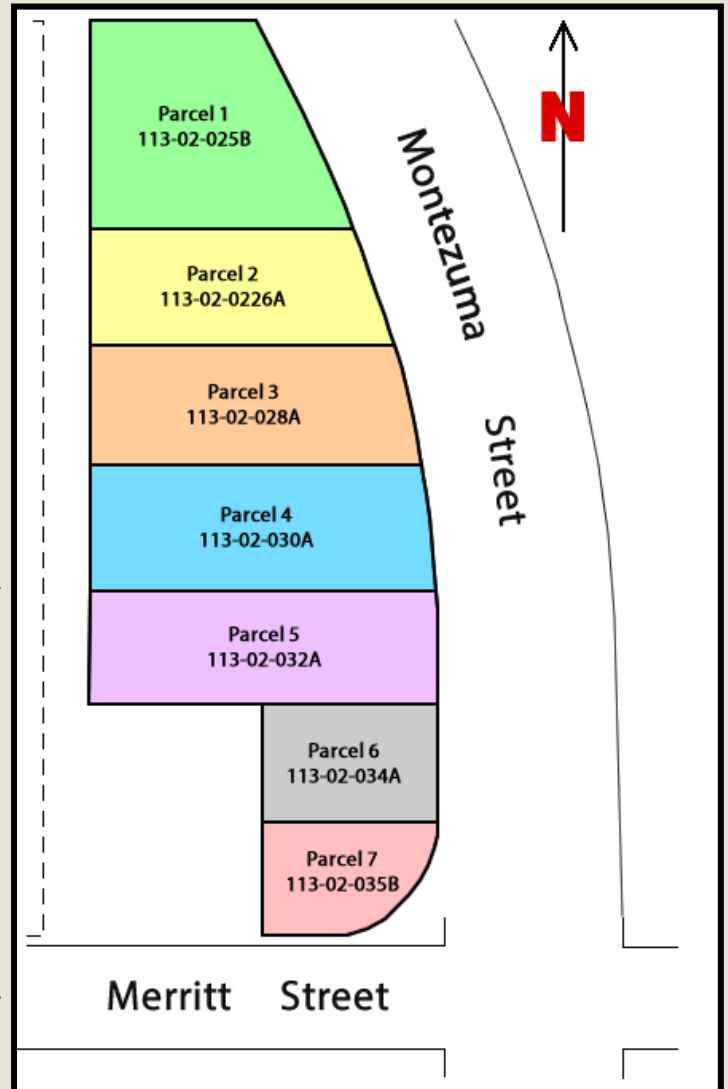
Excellent development potential for drive through, retail, office, medical or mixed use. Owner may finance subject to terms or, consider JV or partnership project. Property may require rezoning with the City of Prescott.

Property Features & Trade Area

- High Traffic Montezuma Corridor
- 3 Blocks from Downtown Square
- City of Prescott Utilities at Parcels
- Trade Population ±125,000, 10-Miles
- Household Income \$65,000, 3-Miles
- High Local and Tourist Visibility
- Flat Parcels, Ready for Development
- Zoned "Neighborhood Oriented Business"

Drive Thru · Medical Offices · Restaurant
Business Offices · Retail · Apartments · Condos
(Zoning Stipulation by Development Type)

Information is deemed reliable but subject to change without notice. All parties are obligated to independently verify property information prior to negotiating or entering into any legal agreement. CALL THE BROKER.



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Asking \$859,000