

## Property Details

Price	\$2,600,000
Land Size	±3.80 acres
Parcel #1	113-02-025B
Parcel #2	113-02-026A
Zoning	Commercial
Taxes Lot	\$4,221 (2016)
Taxes Bldg	\$11,672 (2016)
Terms	Cash/CTNL



## Property Description

Large, expandable and easy to modify, 5,616 SF custom executive office on 1.87 acres in Prescott's exclusive Commerce Center. Built in 2003 and fronting on Prescott Lakes Parkway.

Flat, developable 1.93 acre parcel with all utilities in place. The parcel is adjacent to the office building. Tremendous opportunity for development as office, medical and retail.



## Property Features

- ❑ **Office:** 5,616 SF on 1.87 acres
- ❑ **Parcel:** 1.93 acres fronting to Parkway
- ❑ **Zoning:** Business General ("BG")
- ❑ **Revenue:** Verizon tower lease
- ❑ **Terms:** Cash, cash-to-new-loan
- ❑ **Style:** Custom stone accented contemporary

**NOTE:** Tower Lease documents available upon execution of Letter of Intent to purchase.

Business Offices · Medical Offices · Restaurant  
Specialty Retail and Medical  
(Use Subject to Zoning Type)

The Commerce Center in Prescott, Arizona is perhaps the most desirable location chosen by diverse businesses for its quality and location. Verizon tower lease revenue conveys with the office building.

## Commercial Properties Northern Arizona

CONTACT

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# Asking \$2,600,000

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.