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**7850 & 7856 Florentine Road
Prescott Valley, AZ 86314**



ZONING C2 PAD

MLS# 1029062

**Excellent opportunity to locate next to the
YRMC East campus. Drive through capability; as
drive through window is still available.**

Very attractive block building.



\$610,000.00



ADDRESS: 7850 & 7856 E Florentine Rd;
Prescott Valley , AZ

PARCEL NUMBER: 103-02-710B & 103-02-710C

ZONING: C2 PAD

For more information on zoning go to:

<http://www.pvaz.net/DocumentCenter/View/375>

LOT SIZE: .68 Acres (two parcels)

BUILDING SIZE: 2200 SF

COMMERCIAL TYPE: Office/Retail/Medical

BUILDING LOCATION; Freestanding building/paved parking

CONSTRUCTION: Block; hot mop roof

PARKING: 17 + 1 handicap

YEAR BUILT: 1994

UTILITIES INSTALLED: Electricity
220
Telephone
City Sewer
City Water
Natural Gas

ADDITIONAL INFORMATION: Price includes two parcels. Can be Split. Seller will consider leasing..

PROPERTY LOCATION & AREA INFORMATION



Prescott Valley is a town with a current population (October 2016) of about 45,500 residents located in Yavapai County, Arizona, United States, and a suburb of Prescott (although Prescott Valley is larger). Prescott Valley was the seventh fastest-growing place among all cities and towns in Arizona between 1990 and 2000.. Prescott Valley (locally, **PV**) is located in central Arizona approximately 85 miles (137 km) north of Phoenix at 5,100 feet elevation. PV has good access to Arizona State Route 89, SR-89A and SR-69, connecting to Interstates 17 and 40. Air service is available at Ernest A. Love Field, about 8 miles northwest.

The information contained herein has been obtained from sources believed reliable While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your