

JFowler
Commercial



Jack Fowler, CCIM

(928) 899-1378

Jack@JFowlercommercial.com

www.JFowlercommercial.com

OFFERED FOR SALE

11895 E. Wood Dr. ~ Dewey AZ 86327



Zoned M1-1

MLS# 1012351

High security property with 10' solid fence, lights, water & sewer on property. Previously approved by Yavapai County for marijuana grow. All growing equipment available by separate negotiations.



OFFERED AT \$200,000



JFowler
Commercial



Jack Fowler, CCIM

(928) 899-1378

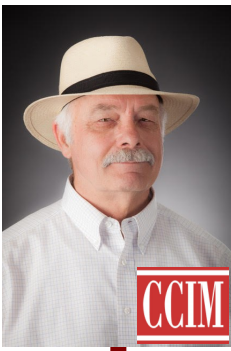
Jack@JFowlercommercial.com

www.JFowlercommercial.com

CCIM

PROPERTY SPEC'S

Location:	Hwy 69 to Fain Rd, Right on Sara Jane Lane, Left on Santa Fe Loop Rd, Right on Concord Dr, Right on Wood Dr.
Legal Description:	Parcel # 402-14-229D
Property Description:	1.2 acre lot. Fully fenced lighted lot with septic, water and 220 power. High security property with 10' solid fence, lights, water & sewer on property. Previously approved by Yavapai County for marijuana grow. All growing equipment available by separate negotiations. Equipment, if not previously sold, includes water tank, distribution & grow pots.
Zoning:	M1-1 - See Yavapai County website www.yavapai.us for zoning regulations.
Uses:	M1 DISTRICT (Industrial; General Limited) Permitted Uses: Intended to provide the type of industrial facilities, which while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience to other uses in the Zoning District (or to adjacent Zoning Districts). Where uncertainty exists as to compliance with the intent of this District, in differentiating between the light and heavy character of the proposed use, the Adjustment Board shall determine.
Utilities Available to Property:	Electricity City Water Septic
Taxes 2015:	\$3,234
Offered at:	\$200,000



JFowler
Commercial



Jack Fowler, CCIM

(928) 899-1378

Jack@JFowlercommercial.com

www.JFowlercommercial.com



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 (1,600 m). 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

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 needs.