



**JFowler**  
Commercial



**Jack Fowler, CCIM**

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## 6581 Intercal Way, Lot 62 Prescott, AZ



**ZONED IL-Industrial Light**

**MLS# 1014663**

**Priced at \$3.25 per sq ft, this represents an exceptional investment opportunity. One of three lots (lots 52, 48, and 62) available, discount for sale of all three together. Owner may carry with short payoff.**

**Engineered site plans for all three, building plans available for Lot 52. Level building and parking envelope.**



**OFFERED AT \$164,221 (\$3.25/sf)**



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**Address:** 6581 Intercal Way  
**Parcel No.:** 103-50-037  
**Lot No.:** 62  
**Zoning:** IL-Industrial Light

For more information on zoning go to:

<http://www.prescottwi.org/148/Building-Inspections-Zoning>

**Lot Size:** 50,530 sq. ft.  
**Acres:** 1.16 acre  
**Topography:** Level  
**Views:** Mountains, Mingus Mountain

**Utilities Installed:** None  
**Utilities Available:** Electricity  
3 phase  
City Water  
City Sewer  
Telephone  
Natural Gas  
Underground

**Fencing:** None **Type:**

**Additional Information:** Priced at \$3.25 per sq ft, this represents an exceptional investment opportunity. One of three lots (lots 52, 48, and 62) available, discount for sale of all three together. Owner may carry with short payoff. Engineered site plans for all three, building plans available for Lot 52.



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## Location And Area Information



Prescott is a city in Yavapai County, Arizona, United States.

According to the 2010 Census, the population of the city is 39,843. The city is the county seat of Yavapai County. In 1864 Prescott was designated as the capital of the Arizona Territory, replacing the temporary capital at Fort Whipple. The Territorial Capital was moved to Tucson in 1867. Prescott again became the Territorial Capital in 1877, until Phoenix became the capital in 1889. Prescott is located in the Bradshaw Mountains of central Arizona, at an elevation of 5,400 feet.

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.