

JFowler
Commercial



Jack Fowler, CCIM

(928) 899-1378

Jack@JFowlercommercial.com

www.JFowlercommercial.com

8556 E Highway 69

Prescott Valley, AZ



ZONED C-2

MLS# 1015038

One of the most prominent buildings along the Prescott Valley Corridor.

High visibility with easy access.

Fully Leased. Stable Tenants.

PLEASE DO NOT DISTURB



OFFERED AT \$720,000



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Address: 8556 E Highway 69
Parcel No.: 103-26-573;103-26-574;103-26-575
Zoning: C-2

For more information on zoning go to:

www.pvaz.net

Building Size: 6000 sq. ft.
Build Out: 100% **Gray Shell** ____%

Lease Space Available: Fully
Leased

Stories: 1

Elevator: N/A

Lot Size: 18,295.2 sq. ft.
Construction: Wood frame, Stucco
Parking Spaces: 22

Office:

Year Built: 1982

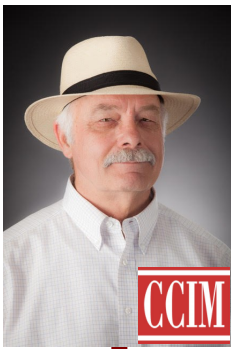
Building Type: Office

Utilities Installed: Electricity
220
Telephone
City Water
City Sewer
Natural Gas
Cable

Security System: No
Fencing: No
Outside Storage: No

**Additional
Information:**

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PROPERTY LOCATION AND 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 (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 Ernest A. Love Field, about 8 miles (13 km) 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 needs.