



JFowler
Commercial



Jack Fowler, CCIM

(928) 899-1378

Jack@JFowlercommercial.com

www.JFowlercommercial.com

275 Manzanita Dewey-Humboldt, AZ



ZONED C3-1

MLS# 962169

The best overlooked property in the area. C-3 zoning with Hwy 69 & Kachina frontage. Hard corner of a signalized corner.



OFFERED AT \$216,058 (\$8.00/sf approx.)



CCIM

JFowler
Commercial



Jack Fowler, CCIM

(928) 899-1378

Jack@JFowlercommercial.com

www.JFowlercommercial.com

Address: 275 Manzanita
Parcel No.: 402-02-049B
Zoning: C3-1

For more information on zoning go to:

www.yavapai.us for zoning

Lot Size: 27,007.2
Acres: 0.62
Topography Flat
Views City
Price per SF \$8.00 (approx.)

Utilities Available: Electricity
220
Telephone
Needs well

Fencing: None **Type:**

Additional Information: The best overlooked property in the area. C-3 zoning with Hwy 69 & Kachina frontage. Hard corner of a signalized corner.



JFowler
Commercial



Jack Fowler, CCIM

(928) 899-1378

Jack@JFowlercommercial.com

www.JFowlercommercial.com

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, 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.