



JFowler
Commercial



Jack Fowler, CCIM

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17170 E. ROADRUNNER RD MAYER, AZ



ZONED RS-1

MLS# 1018409

Very nice duplex in Spring Valley

Each unit is 2 bedroom, 2 bath, 1150 sf. with 1 car garage

Both units are currently rented

Easily accessible from State Route 69



OFFERED AT \$230,000



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PROPERTY SPECIFICATIONS

Address: 17170 E Roadrunner Road
Parcel No.: 500-03-898E
Zoning: RS-1

For more information on zoning go to:

<http://www.yavapai.us/devserv/land-use-division/zoning-information>

Building Size: 2300 sf
No. Units: 2
Year Built 1998

Building Type: Duplex

Lot Size: 11,326 sf
Construction: Frame-Wood

Unit A: 1150 sf 2 Bedroom 2 Bath
Unit B: 1150 sf 2 Bedroom 2 Bath

Parking: 1 car garage

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Current Rent \$ Unit A =\$850/mo Unit B =\$775/mo

Utilities Installed: Electricity
220
Telephone
City Water
Conventional Septic

Cooling: Central Air, Ceiling fans, Gas Pack

Heating: Gas Pack

Appliances: Dishwasher, Range/oven/Refrigerator

External Amenties: Porch/patio, Fence, Landscaping

Additional Information: Very nice duplex in Spring Valley. Both units are currently rented. Unit A rents for \$850/mo, Unit B rents for \$775/mo. Easily accessible from State Route 69.



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PROPERTY LOCATION AND AREA INFORMATION



The Mayer area encompasses the communities of Mayer, Spring Valley, Cordes Junction and Cordes Lakes. With easy access to State Route 69 and Interstate 17, it is less than an hour from Phoenix to the south and approximately 40 minutes from Prescott to the east. Originally known as Big Bug Station, Mayer was the main stage stop between Phoenix and Prescott on the old Black Canyon Trail. Established by Joseph Mayer in 1884, the town quickly grew when one of the largest and finest deposits of onyx was found nearby. According to the 2010 census, Mayer's population is 1497 with an area population of 5369. Mayer includes three sites listed on the National Register of Historic Places: Mayer Apartments, Mayer Business Block, and Mayer Red Brick Schoolhouse.

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.