



JFowler
Commercial



Jack Fowler, CCIM

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www.JFowlercommercial.com

**8816 E Highway 69
Prescott Valley, AZ**



ZONED BG

MLS# 1016805

Remarkable Hwy 69 Frontage Commercial Space! Building has two separately metered suites, each with an 8' roll up door that accesses Valley Rd. Very well maintained building with newly renovated vinyl wood flooring and new mini-split HVAC units. Good parking and access to both Hwy 69 and Valley Rd. Currently operating as The Alarm Connection. Can be used for any combination of Commercial, Retail, Office, Warehouse. Owner may carry upon approved credit and financials.



OFFERED AT \$339,000

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Address: 8816 E Highway 69
Parcel No.: 103-26-545
Zoning: BG

Building Size: 2880 Sq. Ft.
Build Out: 100%

Stories: 1
Lot Size: 6098 Sq. Ft. **Acres:** 0.14
Construction: Frame-Steel
Parking: On-Site
Door Types & Sizes: 8' roll up

Clear Ceiling Height: 12-15 ft.
Power:

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

Security System: No
Fencing: No
Outside Storage:

For more information on zoning go to:
<http://www.pvaz.net/DocumentCenter/View/375/Chapter-13---Zoning-PDF?bidId=>

Lease Space Available:**Elevator:** N/A**Office:** Yes**Year Built:** 1992**Building Type:** Office/Retail**Number of Doors:** 2**Other:****Max Height:**

**Additional
Information:**

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PROPERTY LOCATION AND AREA INFORMATION



Prescott Valley is a town with a current population of about 45,500 residents. It is located in Yavapai County, Arizona, United States, about 8 miles east of Prescott, which it has surpassed in growth. Prescott Valley was the seventh fastest-growing place among all cities and towns in Arizona between 1990 and 2000. It would be difficult to find a more dynamic community in north-central Arizona than Prescott Valley. Just under 45 years old, Prescott Valley's population has realized a 93% increase since the 2000 Census. The quad-city region, comprised of Prescott Valley, Prescott, Chino Valley, and Dewey-Humboldt, is home to approximately 135,00 residents and a workforce of approximately 62,000 people.

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.