

# 212-222 N Cortez St, Prescott, AZ 86301

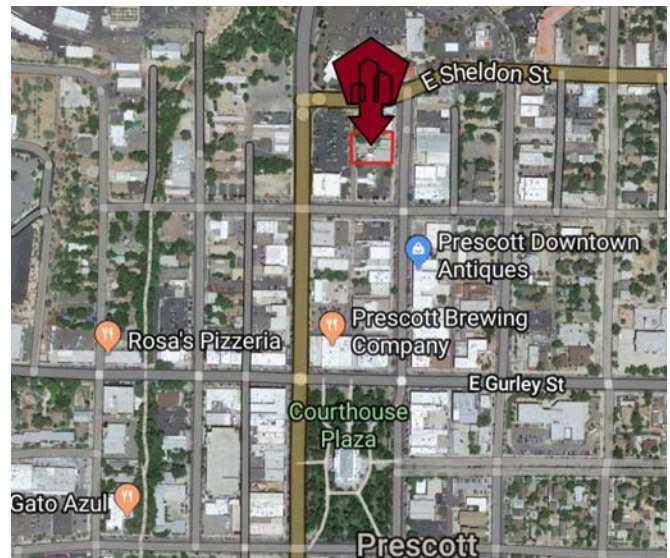
## \$1,599,000.00 | Commercial & Land

FOR SALE



212-222 N Cortez St., Prescott, AZ 86301

- OPPORTUNITY ZONE redevelopment property.
- 1.5 blocks from Downtown Prescott.
- Nearly 1/2 acre and zoned DTB.
- Perfect property for Opportunity Fund / 1031 Exchange.
- Adjoining Property also for sale, MLS# 1021930 add an additional .22 acres and 16,168 sq. ft. of building.



MLS # 1023529



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# Property Description

212-222 N Cortez St.

Prescott, AZ 86301

FOR SALE

## Property & Lot Highlights



Parcel # 113-15-067B,  
069, 070  
7,660 square feet  
.46 Acres  
\$6,485 2018 Taxes

### Utilities Available:

220  
Fire Hydrant  
Individual Meter  
Natural Gas  
City Water & Sewer  
Telephone

## Property Description

OPPORTUNITY ZONE redevelopment property in downtown Prescott, 1.5 blocks from the courthouse square. Located directly across from the historic Santa Fe Depot and a perfect location to invest your Opportunity zone / 1031 funds. Nearly 1/2 acre (.46) and zoned DTB and a part of the entertainment district overlay. Spectacular, unobstructed views of the depot, Thumb Butte and Granite Mountain, perfect location for mixed use retail/residential condos, hotel, restaurant, etc. 7660 sq. ft. building, can stay or go. Adjoining property also for sale, MLS# 1021930. Add an additional .22 acres and 16,168 sq. ft. of building. See attachments in MLS for aerial views and ALTA survey. Tenants in place in 212, 214 and 216/218, 24 hour notice to show.

## Zoning

DTB - See City of Prescott's website [www.prescott-az.gov](http://www.prescott-az.gov) for zoning regulations.

The Downtown Business (DTB) District is a moderate to high intensity retail, service and business district. The DTB district provides specific standards for the development of business, service, entertainment, and residential uses in the Downtown Business area. DTB district standards are intended to preserve and enhance the unique historic and pedestrian character of downtown Prescott. The DTB district provides opportunities for the development of a full range of uses including; restaurants, business and governmental offices, retail stores, lodging, theaters, museums, individual residences and high density housing.



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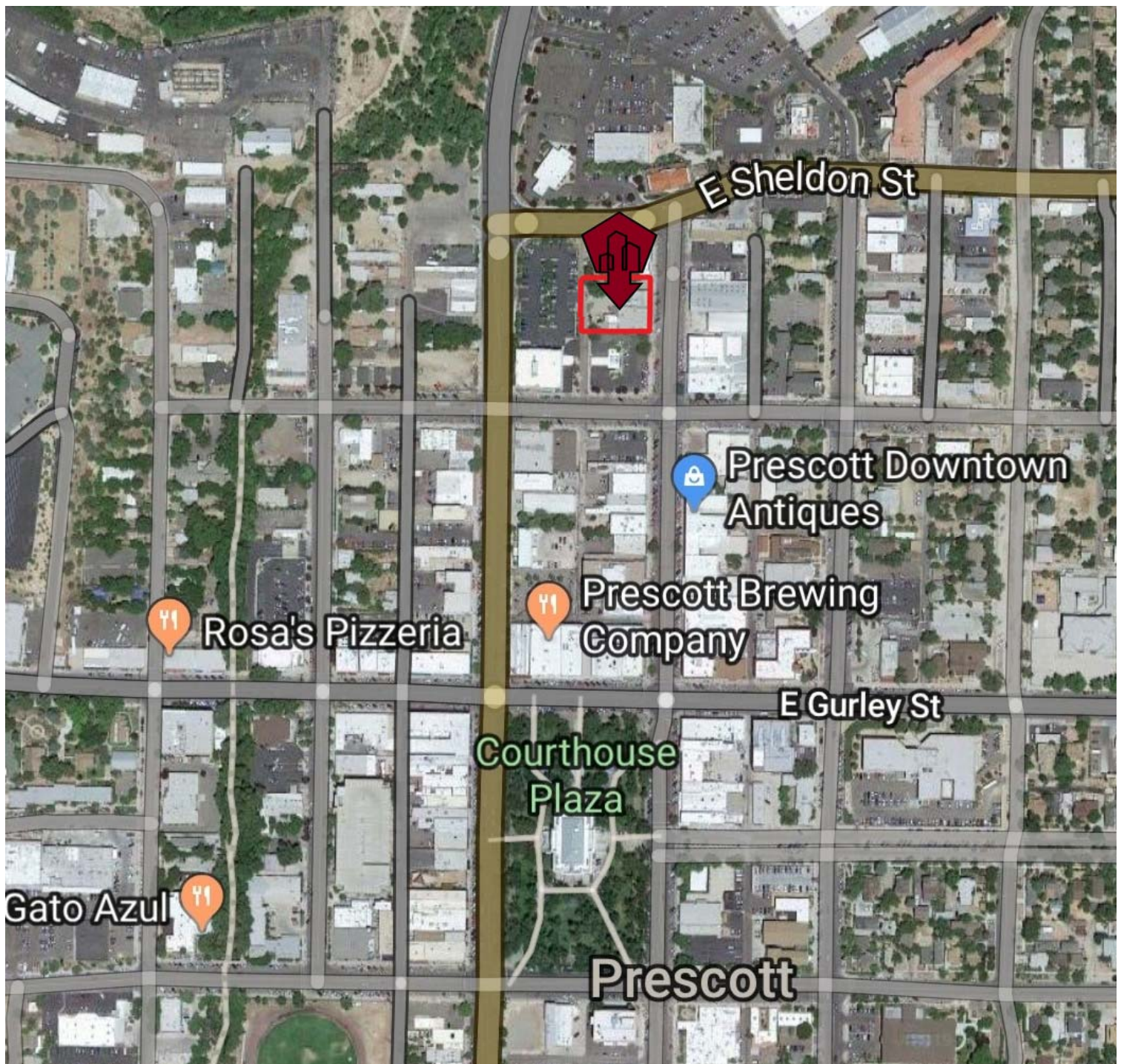
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# Aerial Map

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