

820 & 830 Ainsworth Dr., Prescott, AZ 86301

\$1,999,999 | Health Care

FOR SALE



820 & 830 Ainsworth Dr., Prescott, AZ 86301

- 9,071 sq. ft. professionally managed and maintained A+ Medical Offices.
- 2 buildings with dedicated parking lot, located directly behind YRMC.
- Fully Leased with 3 Long Term tenants, including YRMC and Dermatology Group.
- Cap rate of 7.4%



MLS # 1025737



Angie Sumner
Broker / President
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SUMNER
COMMERCIAL REAL ESTATE, INC.
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Cooper Anderson
Property Manager / Realtor®
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Property Description

820 & 830 Ainsworth Dr.

Prescott, AZ 86301

Property & Lot Highlights



Parcel # 116-19-048A
9071 square feet
0.88 Acres
\$18,567 - 2019 Taxes

Utilities Available:

Electricity
Individual Meter
Natural Gas
City Water & Sewer
Telephone

Property Description

Fully leased 9,071 sq. ft. of professionally managed and maintained A+ Medical Offices in 2 buildings with dedicated parking. Current long term tenants include YRMC and Dermatology Group. Located directly behind YRMC these buildings are in the prime medical location of Prescott. With a CAP rate of 7.4% this property is an excellent investment opportunity. Contact listing agents Cooper Anderson or Angie Sumner for rent roll and pro forma.

Zoning

BG - See City of Prescott's website www.prescott-az.gov for zoning regulations.

Business General: The Business General (BG) District is a moderate-intensity business district.

The BG district provides specific standards for the development of small to mid-sized business, office, or service uses. BG district uses attract customers from the citywide area and are utilized by pedestrian, automobile, and mass transit populations. To ensure appropriate access and visibility these uses are most often located on a collector or arterial street. Typical BG district uses include: retail stores selling durable goods, business and offices, restaurants, and financial services uses.

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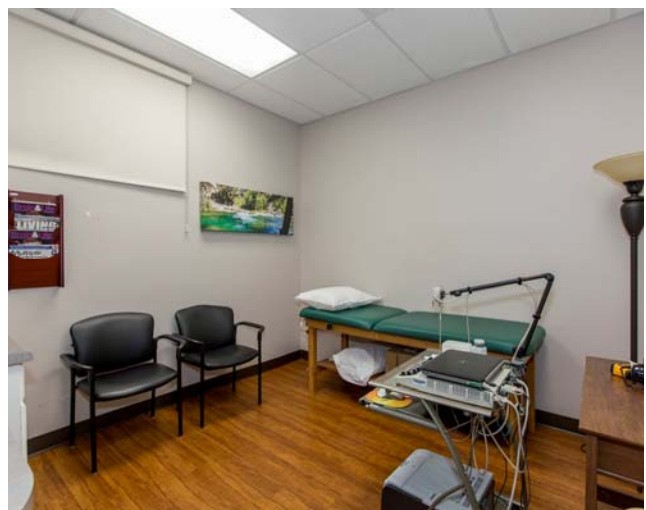
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Property Photos

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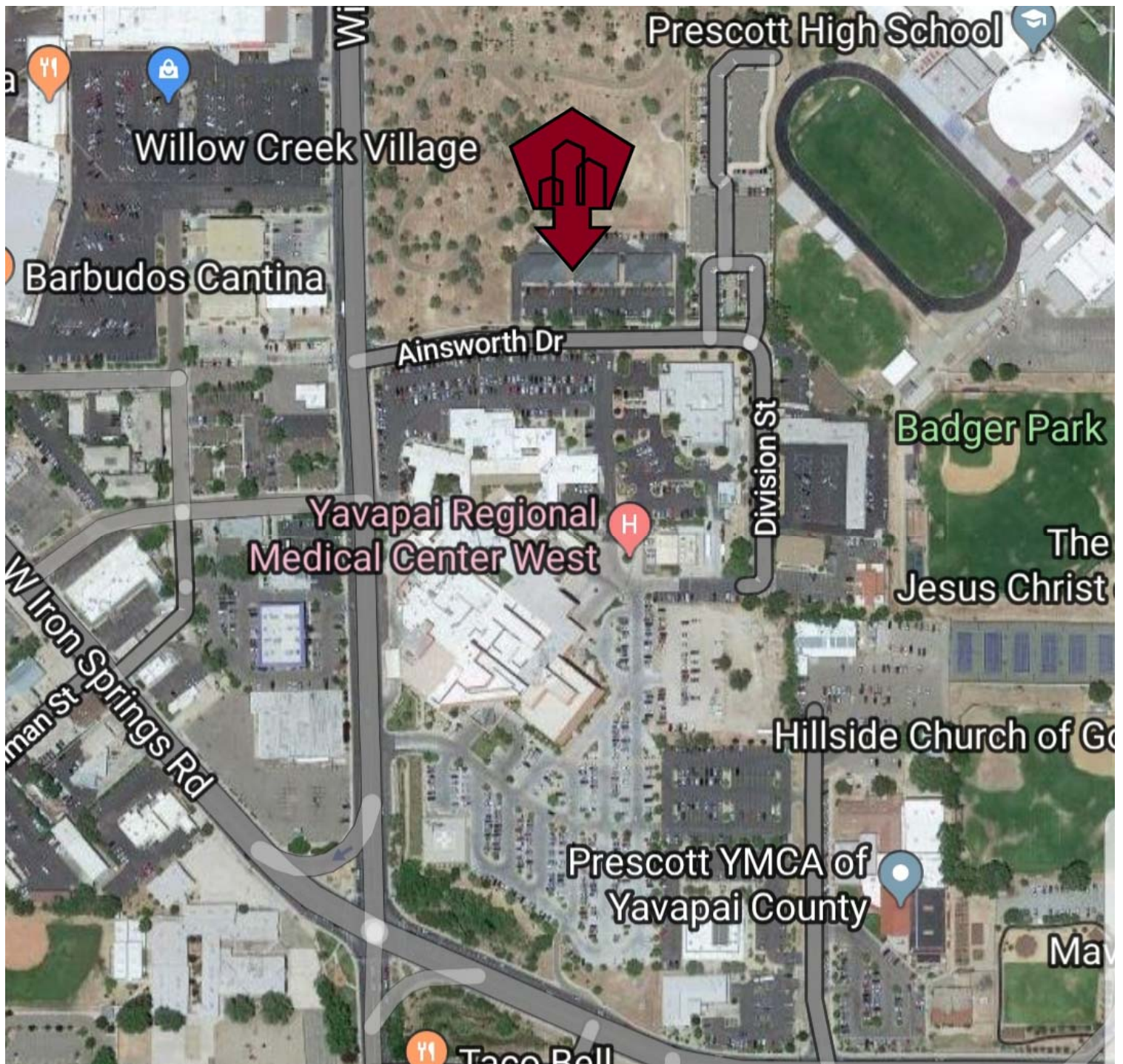
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Aerial Map

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