

JOSH FOWLER

REALTOR®

928-710-8072

Josh@jfowlercommercial.com



JACK FOWLER

Associate Broker

928-899-1378

Jack@jfowlercommercial.com

8732 E Valley Road

Prescott Valley, AZ



ZONING C2

MLS# 1026919

Rare hard to find commercial/industrial building

Concrete fenced yard

Storage area on side of building

Mezzzznine over office area



OFFERED AT \$310,000.00



ADDRESS: 8732 E Valley Rd

PARCEL NUMBER: 103-26-505

ZONING: C-2

For more information on zoning go to:

<http://www.pvaz.net/DocumentCenter/View/375>

LOT SIZE: 7841 SF—.18 acres

STORIES: 1

COMMERCIAL TYPE: Commercial/Industrial

CONSTRUCTION: Frame-Steel

YEAR BUILT: 1998

BUILDING SIZE: 2500

PARKING: On-site

UTILITIES INSTALLED: Electricity

220

Individual Meter

Natural Gas

City Water

City Sewer

AMENITIES: Roll Up Doors

Ceiling Height 12'-15'

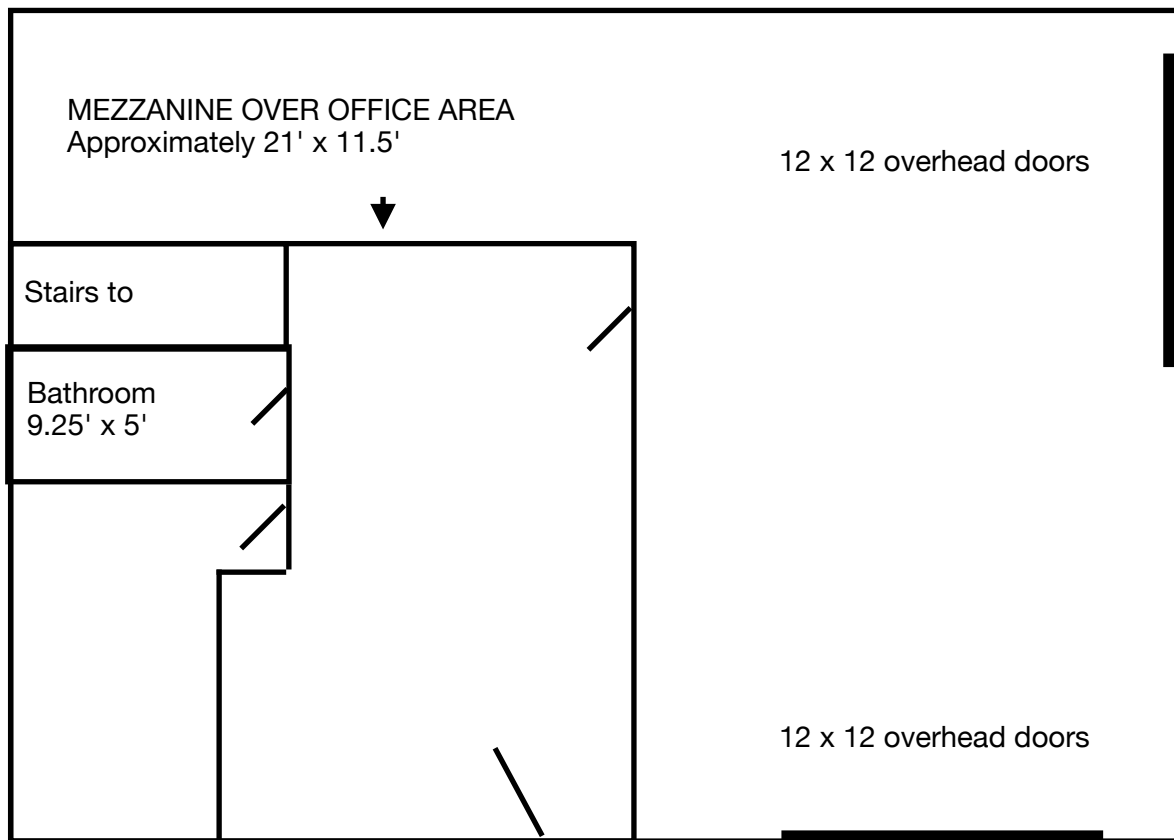
mezzanine

Fenced

ADDITIONAL INFORMATION: Great smaller commercial/industrial building; concrete parking lot; fenced.



FLOOR PLAN



BUILDING DIMENSIONS APPROXIMATELY 50' X 50'



PROPERTY LOCATION & AREA INFORMATION



Prescott Valley is a town with a current population (October 2016) of about 45,500 residents located in Yavapai County, Arizona, United States, 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 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 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