



BETTER HOMES AND GARDENS REAL ESTATE
BLOOMTREE REALTY

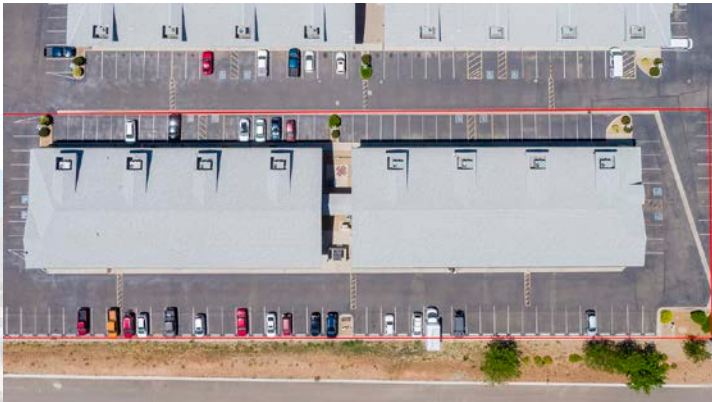
6717-6719 E. 2nd St
Prescott Valley, AZ 86314

Presented By:

Angie Sumner
Associate Broker
928-925-0661
angie@sumnercre.com



BLOOMTREE REALTY



6717-6719 E. 2nd St
Prescott Valley, AZ 86314

Property Description

2 - 11,622 sq. ft. buildings, combined with a fully enclosed breezeway, Zoned C3 (heavy commercial) on 1.83 acres with 115 parking spaces. Fully sprinkled, 6 - 800 amp. 208/120v service entrances and separate meters for each unit along with numerous sub-panels, broadband telecom, fiber optic and natural gas. Buildings are basically demised into 8 - 3000 sq. ft. suites that are combined in a variety of ways. Property is listed well below appraised value.

Zoning

C3 — See Town of Prescott Valley's website www.pvaz.net for zoning regulations.

C3 - The purpose of the C3 (Commercial; Minor Industrial) District is to establish and preserve areas as the locations for the heaviest type of commercial activities, including warehousing, wholesaling, and light manufacturing and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses.

Property Overview

PRICE

\$2,400,000.00

LOCATION

6717 – 6719 E. 2nd St
Prescott Valley, AZ 86314

SITE

The property is located in Prescott Valley, just south of State Route 69 and west of Valley View Road.

LAND AREA

Sale includes parcel # 103-08-075C, which is 1.83 acres, or 79,715 square feet.

BUILDING AREA

Sale includes 2 buildings, each 11,622 sq. ft. combined with a breezeway, for a total of 24,860 sq. ft.

BUILT

The property was built in 2004.

POPULATION COUNT

In 2018, the Prescott Valley population was 45,751 and The Prescott population was 43,314.

PARCEL MAP





6717 – 6719 E 2nd St
Prescott Valley, AZ 86314

