



BETTER HOMES AND GARDENS REAL ESTATE
BLOOMTREE REALTY

715 White Spar Road
Prescott, AZ 86303

Presented By:

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Property Description

10,441 sq. ft. sprinklered with 3 phase, 400 amp, 208/120 & 120/240 volts power, industrial "light" manufacturing building with 695 sq. ft. accessory building, 34 space parking lot and storage shed with electricity. Main building has 2 levels with reception, admin offices, copy room, admin restroom, kitchenette, shop/production, M/W Restrooms, 2 stairways and customer parking on main level. Lower level has break room with entrance from parking lot, M/W Restrooms, production area, shipping/receiving with grade dock and 10 x 20 OHD, compressor area, power and airdrops, under building storage, utility closets, venting for ovens. Office areas are heated and cooled, production areas have heat and swamp coolers. Accessory building has 2 large open areas, bathroom and kitchenette.

Zoning

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

BG 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.

PRICE

\$1,100,000.00

LOCATION

715 White Spar Road
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SITE

The property is located on White Spar Road, also known as State Route 89, just 1 mile south of the Courthouse Square in Prescott.

LAND AREA

Sale includes Parcel # 107-14-109A at 0.46 acres or 20,038 sq. ft. The lot has 34 parking spaces.

BUILDING AREA

Sale includes 3 buildings for a total of 11,136 sq. ft.

BUILT

The smaller building at 695 sq. ft. was built in 1967, The building of 10,441 sq. ft. was built in 1992. The storage building was built in 2005.

TRAFFIC COUNT

Approximate traffic count is around 6,000 cars per day.

Property Overview

2020 Taxes

Taxes from 2020 are \$7,179.00

POPULATION COUNT

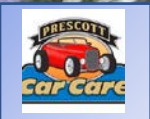
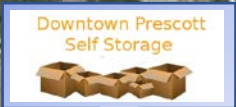
In 2018, the Prescott population was 43,314m and the Prescott Valley population was 45,751.

PARCEL MAP





Gilligans on
Copper Basin



AVAILABLE



Canyon Run
Senior Village



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