

# 8624 E Valley Rd., Prescott Valley, AZ 86314

## \$450,000 | Bar

FOR SALE



8624 E. Valley Rd., Prescott Valley, AZ 86314

- Well established, well kept and well ran neighborhood bar.
- Business, Real Estate and #6 License included in sale.
- New roof, new flooring, new bar top and upgraded electric.
- Seller may consider selling business and leasing the building to buyer of business.



MLS # 1025490



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# Property Description

8624 E. Valley Rd.

Prescott Valley, AZ 86314

## Property & Lot Highlights



Parcel # 103-26-494B  
2025 square feet  
.50 Acres  
\$3919 - 2019 Taxes

### Utilities Available:

Electricity  
Individual Meter  
Natural Gas  
City Water & Sewer  
Telephone

## Property Description

Well established, well kept and well ran neighborhood bar available for sale. Business, real estate and #6 license included in the sale price. 2,025 sq. ft. building on 3 lots provides ample parking. Approximately 42'x20' covered patio/outdoor area with smoking and entertainment area, exterior storage and room to expand outdoor area. Small kitchen area w/hood, currently not being used as a kitchen. New roof in 2017, new flooring, new bar top and upgraded electric. Nondisclosure required to receive annual sales and additional info.

## Zoning

C2 - See Town of Prescott Valley's website [www.pvaz.net](http://www.pvaz.net) for zoning regulations

C2 (Commercial; General Sales and Services) District is to provide for the sale of commodities and performance of service and other activities in locations for which the market area extends beyond the immediate residential neighborhoods. The district is intended to provide accommodations for retail and service establishments required to meet the Town's needs. The district is designed for application along major streets and highways.

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# Property Photos

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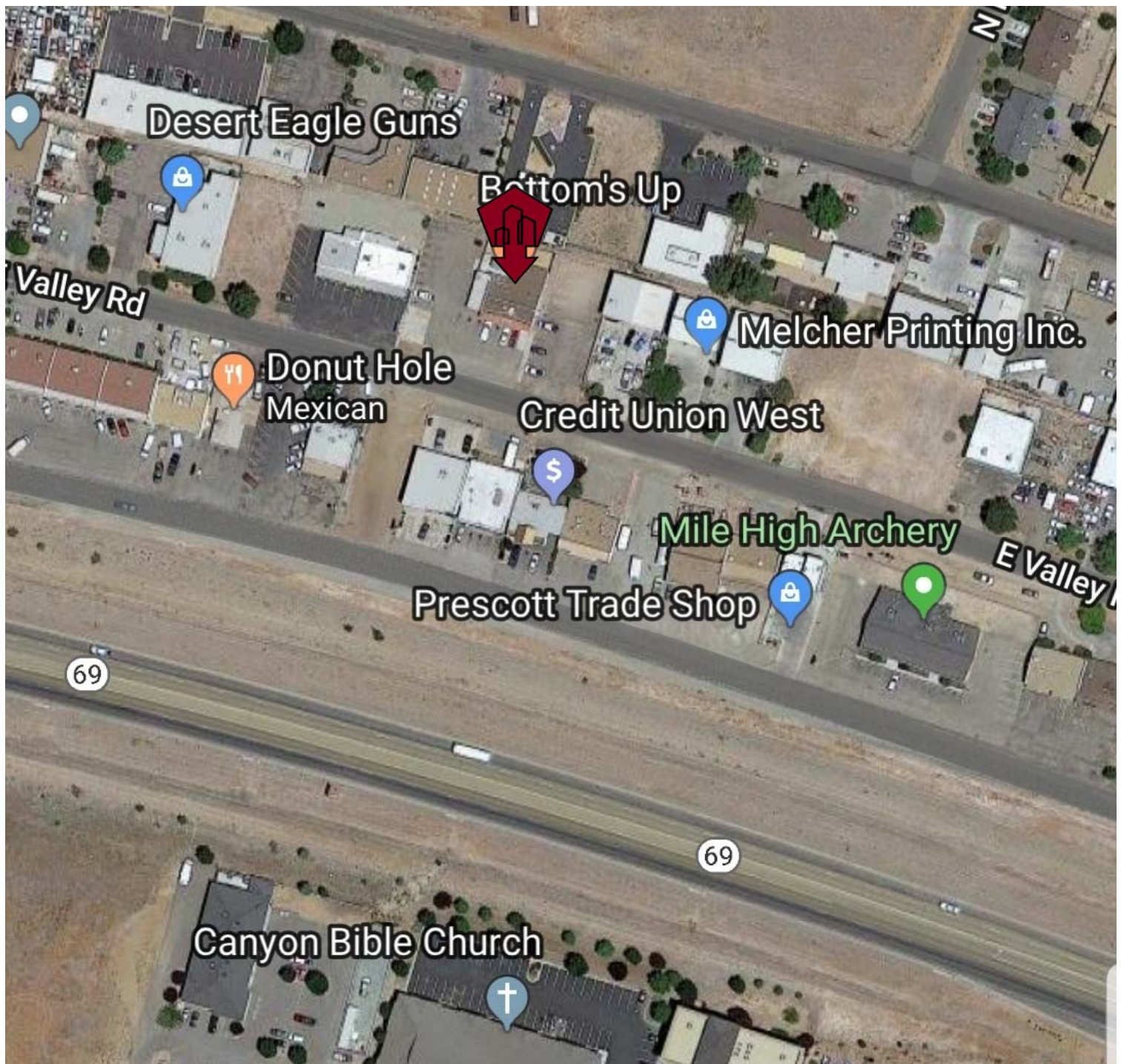
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# Aerial Map

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