

# 1955 Commerce Center Cir, Prescott, AZ 86301

## \$1,050,000 | Professional Office

FOR SALE



### 1955 Commerce Center Cir., Prescott, AZ 86301

- Professional office investment property.
- 8.22% Cap rate and occupancy is at 92%.
- Large common parking lot, low maintenance stucco exterior with tile roof.
- Excellent visibility from Prescott Lakes Parkway.
- 1 vacancy at 498 sq. ft.



MLS # 1025820



**SUMNER**  
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# Property Description

1955 Commerce Center Cir.

Prescott, AZ 86301

## Property & Lot Highlights



Parcel # 106-18-340F  
6496 square feet  
.19 Acres  
\$7,454 - 2019 Taxes

### Utilities Available:

Electricity  
Individual Meter  
Natural Gas  
City Water & Sewer  
Telephone  
Underground

### Property Description

Professional office investment property FOR SALE. Centrally located between Prescott, Prescott Valley and Chino Valley and within the City of Prescott located at 1955 Commerce Center Circle. Excellent Tenant mix with the A/B suite combined and leased by Mandalay Communities, the C suite is broken into professional offices and has 2 Tenants; Terra Sole Landscaping and Bank of Colorado and 1 vacancy of 498 sq. ft. and the D suite is leased to Evergreen Home Loans. Occupancy is 92% and a 8.22% cap rate. Property is under a POA and the quarterly fees are \$632.78 which includes water, sewer, trash, parking lot maintenance and landscape maintenance. Large common parking area, low maintenance stucco exterior with tile roof, well designed interior offices with 2 restrooms per suite, kitchenettes in all, new flooring and paint in the A/B suite, conference rooms and combined workspaces. Excellent visibility from Prescott Lakes Parkway. Please allow a 24 / 48 hour notice to show due to the number of Tenants that need to be noticed.

### Zoning

IT - See City of Prescott's website [www.prescott-az.gov](http://www.prescott-az.gov) for zoning regulations.

IT - provides a transitional zone between adjacent residential and business uses and more intense industrial uses. The IT district provides specific standards for the development of business and low-intensity industrial uses. IT district standards facilitate the development of Industrial Light uses in well-designed landscaped settings while providing performance standards and buffering requirements designed to minimize potential negative impacts on adjacent uses. Typical IT district uses include: small-scale manufacturing, indoor storage, research and development, and large commercial services. In addition, multi-family dwellings may be permitted as a transitional use.

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# Property Photos

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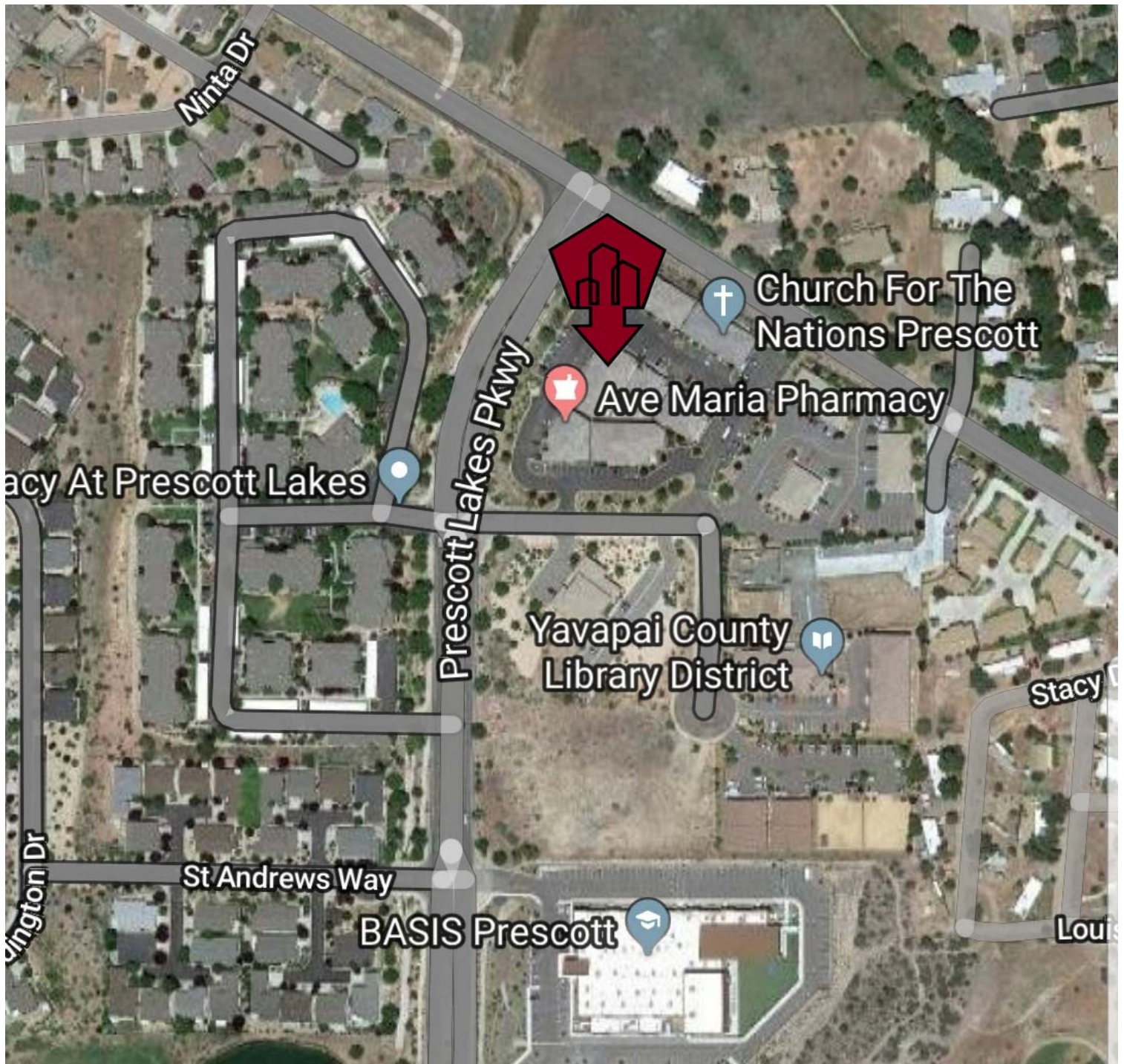
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# Aerial Map

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