

Free Standing Building

1230 Willow Creek Rd., Prescott, AZ 86301

Offered for Sale or Lease by



For information about this property contact JT Purvis at: (928) 533-1344

2,976 sf on ±1.57 acre: \$195,000

Building sits on Long Term Ground Lease with Willow Creek Village

Property Information

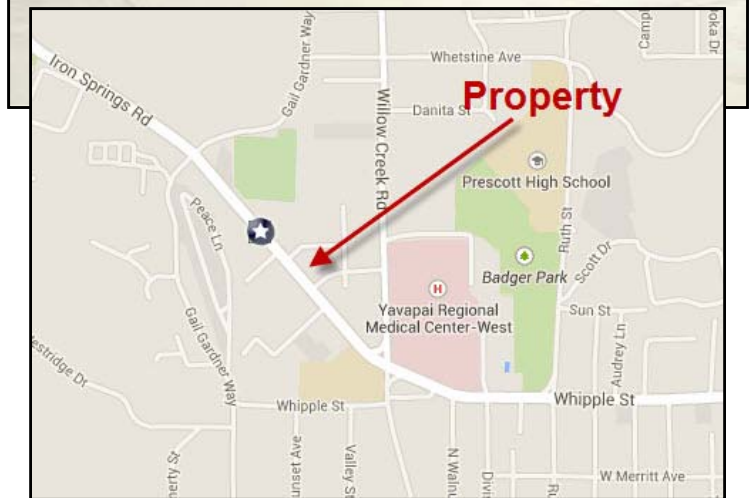
- **Free Standing Building:** Adjacent Retail (No CAM)
- **Gross Square Fee:** 2,976±
- **Zoning:** BG – Business General, City of Prescott
- **Location:** High traffic corridor, Iron Springs Road
- **Businesses (1 Mile):** Willow Creek Village, Yavapai Regional Medical Center, Walmart Super Center, Prescott High School, Prescott YMCA, Medical and Financial, Starbucks, Safeway, Village at Boulders
- **Traffic Counts:** ±18,000 – 20,000 Vehicles Per Day
- **Population:** 5 Miles = 48,000; 10 Miles = 80,000

This was an ancillary property used by Prescott Honda located at 1230 Iron Springs Road, Prescott, AZ. Multiple uses for this uniquely position parcel with exceptional traffic, visibility and parking.



Property Characteristics

1. Free Standing Building
2. Wrap-around Covered Patios
3. Fronts to Iron Springs Road
4. Potential Drive through
5. Iron Springs Road Signage
6. Long Term Ground Lease w/options)
7. Owner May Carry! Submit



Call CPNA to review all available lease and purchase terms and conditions. PRIME Property!

Note: Information is deemed reliable at the time of publication. Interested parties must contact CPNA to confirm current lease prices and availability. All information is subject to change without notice. This is not a commitment by the Landlord to lease and should only be regarded as general information conveyed for the sole purpose of distributing general lease availability.

FOR CURRENT LEASE INFORMATION CONTACT:

JT Purvis: (928) 533-1344

jt@CP-NA.com

Donald Teel: (928) 777-8100

dt@CP-NA.com

Website: www.CP-NA.com



CPNA

Commercial Properties Northern Arizona