

Auto Complex Opportunity Former Prescott Honda Site

1240 Iron Springs Road., Prescott, AZ 86301

Offered for Sale or Lease by



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

BUILDING FOR SALE with GROUND LEASE

\$595,000

Auto Complex Priced at \$51.40 psf.,

Property Information

- **Ground Lease: 39 Years with 25 Option Years**
- **Two Free Standing Buildings:** Iron Springs Road
- **Auto Complex:** Includes Multiple Service Bays
- **Acreage:** 1.57 acres, surrounded by retail centers
- **Gross Square Fee:** 11,576±; Excludes 2nd Floor
- **Zoning:** BG – Business General, City of Prescott
- **Location:** High Traffic Corridor, Iron Springs Road
- **Year Built:** 1985, Parking Lot well Maintained
- **Traffic Counts:** ±18,500 – 22,000 Vehicles Per Day
- **MSA:** 10 Miles = 90,000; 15 Miles = 165,000

Former Prescott Honda dealership. Very nice showroom with second floor offices (not included in square footage), service center with multiple roll-up bays. Contact CPNA for additional purchase and lease information. Ground lease with 39 years, plus additional options totaling 25 years for a total of 64 years. Excellent lease structure. Excellent opportunity for a parcel this size at this price on the highly travelled Iron Springs Road. Prescott MLS #962759.

Property Characteristics

1. Currently designed for Auto Sales.
2. Auto service complex, 11 roll up bays.
3. Surrounded by multiple retail centers.
4. Zoning allows for multiple uses.
5. Superior location, well known.
6. 2nd floor offices, show room and service.
7. Near Walmart, Starbucks, Safeway.
8. Contact Broker for Lease Terms.
9. Ceiling heights, 12-15' & 16' in service.

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 INFORMATION CONTACT:

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CPNA

Commercial Properties Northern Arizona