

***For Sale: 13175 & 13207 E. Hwy. 169, Dewey, AZ.***

**DEWEY MEDICAL CENTER**



13207 E HWY 169 BUILDING

- 13175 MEDICAL BLDG 5,094 SF BUILT 1982
- 13207 MEDICAL BLDG 4862 SF BUILT 2017
- 3.43 ACRES/EXCESS LAND FOR ANOTHER BUILDING
- COMMON AREA PARKING LOT PAVED
- APN # 402-02-370 & 402-02-369
- ZONED C2

***For more information: CARRERA INVESTMENTS, LLC***

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Designated Broker - 928-308-1117  
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Prescott AZ

## Dewey Medical Center

PRICE: \$1,900,000. 9,956 sf total

Lot Size: 3.43 acres

Building: 4,550 sf Pre-Eng. Metal

Parcel #: 402-02-370 & 369

Built: 2017 & 1982

Property Tax: \$14,561 (2019)

Zoned: C2 (Town of Prescott Valley)

Water: Well

Sewer: septic

Power: APS

Gas: Propane

Cable Service: Sparklight

Phone Service: CenturyLink

Access: Off of State Highway 169

2 buildings with room for a 3rd.

13175 building has had period renovations.

### *Property Overview:*

LOCATION: Property is within the Town of Prescott Valley and has a Dewey mailing address, Town of Prescott Valley zoning and building codes apply to this property.

Area of residential growth. Next to the Fire Department with frontage along Hwy 169 with heavy traffic flow, easy access to Hwy 69 into Prescott Valley Prescott and the parkways to Quad -City areas, only 9 miles out to I-17 for ease of access to Phoenix or Northern AZ.

**13175 Building:** 80% Leased for medical use; 2 suites available for sublet. 2 tenants, modified gross lease.

**13207 Building:** 100% leased with 2 tenants. Modified Gross Leases.

Large monument sign for each building on Hwy 169 frontage

13175 E Highway 169 Dewey AZ



Monument Sign next to the building along the highway frontage side. Shared paved parking lot with shared entrance from Highway 169.

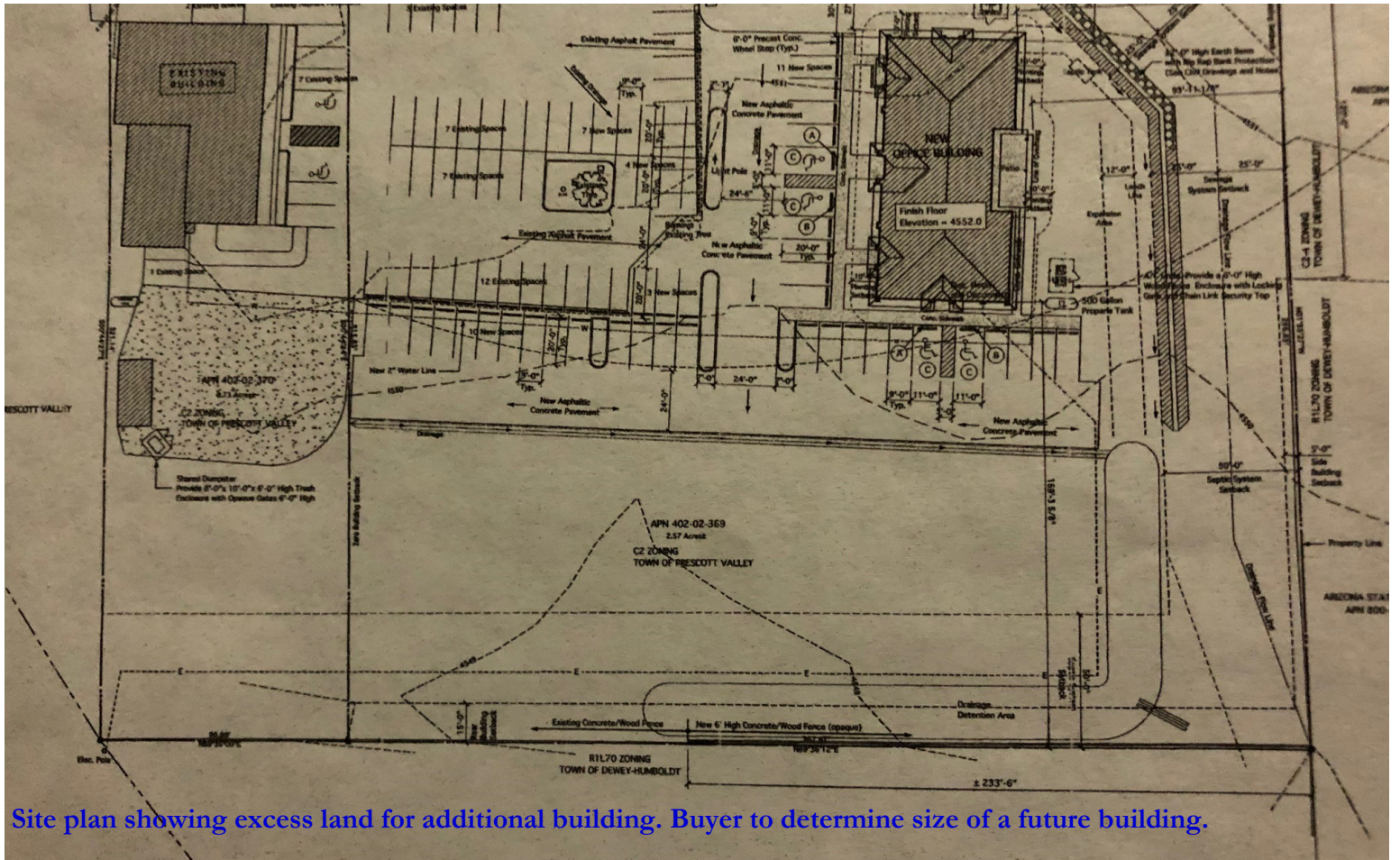


13207 E Highway 169, Dewey, AZ



*Suite A: Hospice in the Pines is the tenant since 2017. Several offices, ADA restroom, breakroom, mechanical room, front and rear entrance/exit doors.*

*Suite B: Leased to a Professional Medical Spa, new 5 year lease with renewal options. Bright space, new floor coverings, several offices, ADA restroom, front and side entrance/exit doors.*



Site plan showing excess land for additional building. Buyer to determine size of a future building.

