

# 242 Whipple St Unit 3, Prescott, AZ 86301

\$12 + \$3.50 NNN Sqft/Yr | Healthcare

FOR LEASE



## 242 Whipple St, Unit 3, Prescott, AZ 86301

- Clean and modern medical/office suite close to YRMC and Downtown Prescott.
- Ample parking with 32 spaces.
- Unit 3 is on 2nd level.
- 1350 sq. ft. x \$12 = \$1350 + \$393.75 NNN = \$1743.75 per month.



MLS # 1021755



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# Property Description

242 Whipple St Unit 3

Prescott, AZ 86301

## Property & Lot Highlights



Parcel # 116-19-021C  
1,350 square feet  
.44 Acres

### Utilities Available:

Electricity  
Individual Meter  
Natural Gas  
Telephone  
City Water  
City Sewer

### Property Description

A clean and modern medical / office suite with close proximity to YRMC and Downtown Prescott. This newer building has ample parking with 32 dedicated on site parking spaces. Unit 3 is upstairs, with elevator access. Being on a busy bed of Whipple St and Montezuma means GREAT visibility.

### Zoning

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

The Business General (BG) District is a moderate-intensity business district. The BG district provides specific standards for the development of small to mid-sized business, office, or service uses. BG district uses attract customers from the citywide area and are utilized by pedestrian, automobile, and mass transit populations. To ensure appropriate access and visibility these uses are most often located on a collector or arterial street. Typical BG district uses include: retail stores selling durable goods, business and offices, restaurants, and financial services uses.

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# Property Photos

242 Whipple St Unit 3

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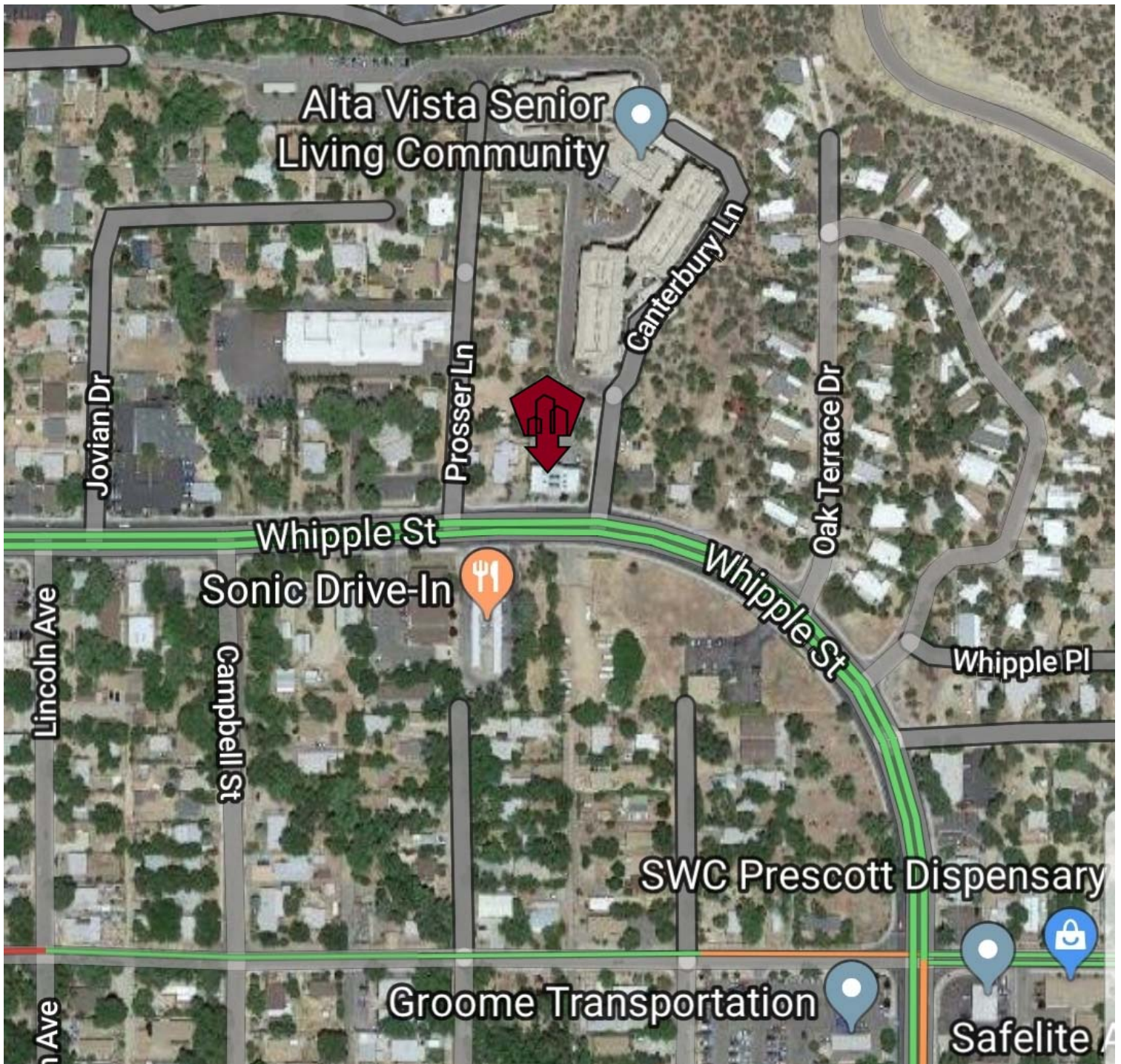
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# Aerial Map

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