

FOR LEASE
6594 E. 2nd Street
Prescott Valley AZ
86314

Zoned: C3
MLS# 1004971

\$9.00 sf/year
+ \$6.28 sf/year NNN



- Highly visible suite in well maintained strip center along Hwy 69
- Excellent location for retail, professional office or service business
- Great parking and signage in the front and rear of the building
- Suite B ~ 1,488 sf
- 64 parking spaces
- Signage in front facing Hwy 69 and rear facing 2nd Street

Matthew Fish

(480) 309-1089 or (928) 775-4227

Matt.Fish@SumnerCRE.com www.SumnerCRE.com

8098 E Valley Rd. Suite 1, Prescott Valley AZ 86314



COMMERCIAL REAL ESTATE ~ IT'S WHAT WE DO

FOR LEASE

6594 E. 2nd Street ~ Prescott Valley AZ 86314

Location:	Hwy 69 to south on Prescott East Hwy, East on 2nd Street to building on Left.
Legal Description:	Parcel# 103-08-042E
Property Description:	Interior suite with plenty of Parking & signage in front & rear. Hwy 69 frontage. NNN = \$6.28/sf/yr.
Zoning:	C3 - See City of Prescott website www.cityofprescott.net for zoning regulations.
Uses:	C3 (Commercial; Minor Industrial) District is to establish and preserve areas as the locations for the heaviest type of commercial activities, including warehousing, wholesaling, and light manufacturing and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses.
Utilities Available:	Electricity 220 Natural Gas Telephone Water - City Sewer - City
Offered at:	\$9 sq. ft. per year + \$6.28 sq. ft. per year (NNN) Suite B ~ 1,488 sf ~ \$1116 + \$778.72 NNN = \$1,894.72 <i>Approx Monthly Rent ~ Subject to Change</i>

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Parcel# 103-08-042E

**Suite B ~ 1,488 sq. ft.
Interior Suite**

Ample Parking

Zoned: C3

**Wood Frame Construction
Stucco**

Built in 2002

