

FOR LEASE

209 W. Gurley St. ~ Prescott, AZ 86301



\$18.62 + \$3.29 NNN per Sq. Ft./year
Zoned: DTB

- Available October 1st, 2017
- Great Downtown Prescott location, just off of the square.
- 2,256 sq. ft. includes large open space in the front of the building. The rear of the building has an office space, 2 restrooms & 3 additional rooms, one with small kitchen area & vent hood.
- Has side access doors to the alley.
- Street parking & just a short walk from the parking garage.

****Please Do Not Disturb Tenants****

Angie Sumner

(928) 775-4227 or (928) 925-0661

Angie@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

209 W. Gurley St. ~ Prescott, AZ 86301

- Location:** Just west of Montezuma on the corner of W. Gurley & the Alley.
- Legal Description:** Parcel# 109-02-002
- Property Description:** Great Downtown Prescott location, just off of the square. 2,256 sq. ft. available for lease. Large open space in the front of the building. The rear of the building has an office space, 2 restrooms, & 3 additional rooms, one with small kitchen area & vent hood. Building has side access doors to the alley. Street parking & just a short walk from the parking garage.
- Zoning:** DTB - See City of Prescott website www.prescott-az.gov for zoning regulations.
- Uses:** The Downtown Business (DTB) District is a moderate to high intensity retail, service and business district. The DTB district provides specific standards for the development of business, service, entertainment, and residential uses in the Downtown Business area. DTB district standards are intended to preserve and enhance the unique historic and pedestrian character of downtown Prescott. The DTB district provides opportunities for the development of a full range of uses including; restaurants, business and governmental offices, retail stores, lodging, theaters, museums, individual residences and high density housing.
- Utilities Available:** Electricity
Natural Gas
Telephone
Water & Sewer- City
- Offered at:** \$18.62 sf/year + \$3.29 NNN
\$3,500 + \$618.52 NNN +
\$82.37 (2% TPT) =
\$4,200.89 per Month
Subject to Change

