



## LOT FOR SALE

**9334 E. Valley Rd. ~ Prescott Valley AZ 86314**



**\$85,000 ~ .75 acres**

Zoned C3

\$2.60 / sf

MLS# 982996



- .75 acre flat lot
- Zoned C3 - Heavy Commercial
- Easy access to Hwy 69
- In the heart of the PV Business Park
- OMC

**Jack Fowler, CCIM**

(928) 775-4227 or (928) 899-1378

jack.fowler@SumnerCRE.com www.SumnerCRE.com

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



**COMMERCIAL REAL ESTATE ~ IT'S WHAT WE DO**

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- Location:** Hwy 69, North on Mendecino, West (L) on Valley to property on right.
- Legal Description:** Portion of Parcel # 402-28-006C
- Property Description:** All utilities to be confirmed by the buyer. See attached survey, lot 6A-2.  
**Owner may carry.**
- Zoning:** C3 - See Town of Prescott Valley website [www.pvaz.net](http://www.pvaz.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  
Cable TV  
Telephone  
Water & Sewer - City  
Natural Gas  
Underground
- Offered at:** \$85,000 ~ .75 +/- acres OMC  
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