



6975415	Comm/Industry Sale	Active
Ttl Apx SqFt Bldg: 3,337 Ttl Apx SqFt Land: 6,000 # of Buildings: 1 Stories: 1 Total Parking Spcs: 200 Covered Parking Spcs: 0 Uncvrd Parking Spcs: 200 Year Built: 1975 Zoning: C-2	Subdivision: FOUNTAIN HILLS ARIZONA NO. 208 BLOCK 1-4 Tax Municipality: Fountain Hills Marketing Name: Planned Cnty Name: Volts/Amps: Type of Property: Hun Block: Map Code/Grid: Census Tract: 216,818	

Cross Streets: Saguaro Blvd & Parkview **Directions:** West on Parkview to Left on Verde River Drive, property is on the left.

Public Remarks: One-of-a-kind commercial building in the heart of Fountain Hills. Prime downtown location just one block from the Fountain, with stunning mountain views. Property currently is a working consignment business. Interior features easy maintenance concrete floors, recessed lighting, neutral tones, and modern finishes for easy maintenance. Extensive 2022 upgrades include new foam roof with new plywood and tile, four new AC units, updated interior and exterior lighting, renovated bathrooms, and expanded open-concept layout by combining rear suites with two 10-ft openings. Additional enhancements include Douglas Fir beams, iron trellises, new gates and railings, upgraded mailbox, and a renovated workspace with kitchen amenities. Exceptional investment opportunity in a highly desirable location.

Features	Financial Info	Construction & Utilities	County, Tax and Financing
Building Type: Commercial Interior Features: Smoke Detector(s); Private Restrooms; Public Restrooms Exterior: Building Sign; Sidewalk(s) Appliances Included: Microwave; Refrigerator Building Features: Patio/Deck Parking Features: Parking Lot; Paved Loading Facilities: Grade Level Ceiling Height: 8.1 Feet to 10 Feet Business Type: Mixed; Service Business; Retail Use Restrictions: CC&R's	Gross Annual Sch Inc: \$0 Adjusted Gross Inc: \$0 Other Income: \$0 Operating Exp: \$3,291.47 Net Operating Income: \$0 Annual Ownr Asoc Fee: \$813.47 % Vacancy Allowance: 0 Owner Association: Yes Source of Fincl Data: Owner	Construction: Block; Wood Frame; Brick Roofing: Tile; Foam Floors: Concrete Fencing: Partial Heating: Forced Air; Heat Pump Cooling: Central Air Gas: None Electric: SRP Water Source: Private Sewer: Sewer - Public Road Surface Type: Asphalt Road Access Type: City Street Road Responsibility: City Maintained Road Environmental: None	County Code: Maricopa Legal Description (Abbrev): FOUNTAIN HILLS ARIZ FINAL PLAT NO 208 BLK 6 LOT 2 2 TOG W 1-39 INT IN PARCEL G & TOG W 1-141 INT IN AN: 176-06-086 Lot Number: 22 Town-Range-Section: 3N-6E-14 Cty Bk&Pg: Taxes/Yr: \$2,478/2025 Ownership: Fee Simple Total Owed: 0 Equity: \$899,000 New Financing: Cash Only; Cash to Loan; 1031 Exchange Reports/Disclosures: Seller Prop Disc Stmt Special: Owner/Agent

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 1 Status Change Date: 01/27/2026	List Price: \$899,000	

Showing Service: Aligned Showings

Showing Notification Methods: Showing Service: Aligned Showings; Text; Email

Lockbox Type: None

Listed by: Coldwell Banker Realty (cbrb13)