

Property Fact Sheet

Location	201 North 4th Street, Kingman AZ 86401			
Lot	303-08-101			
Acreage	0.24			
Zoning	C2 Community Business			
Built	1949			
Use today	9,188 sq ft first floor including event hall, restrooms, private back room with additional restroom, prep area in the back and a lot of storage rooms 824 sq ft second floor 3 offices and an open area with storage 283 sq ft detached storage building The parking lot belongs to the same owner and is beeing sold for \$ 300,000 (see separate fact sheet). The whole building and parking is rented through the Kingman Chamber of Commerce.			
Improvements	Complete inside and outside renovation - new restrooms, lighting, flooring		2014 - 2017	
	Roof	Main Building Back Building	roofing foil roof shingles	2018 2023
	AC/DC	5 replaced 1 replaced		2018 2021
Financials	Goal/Potential	10,295 sq ft lease at \$10/sq ft	\$	102,950
	Result 2024	\$ 57,378		
	Chamber Commission	\$ 7,212		
	Utilities	\$ 13,165	\$	13,165
	Insurance	\$ 9,669	\$	9,669
	Regular maintenance	\$ 8,088	\$	8,088
	Property Tax	\$ 6,798	\$	6,798
	Result 2024	\$ 12,446		
	Potential		\$	65,230
	Selling price of the building		\$	1,200,000
Cap rate			5,44 %	

**Legend**

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management**
 - Bureau of Land Management
 - Bureau of Reclamation
 - County
 - Indian Lands
 - Local or State Parks
 - Military
 - National Parks Service
 - Other
 - Private
 - State
 - State Wildlife Area
 - US Forest Service
 - US Fish & Wildlife Service

1: 519



0 43.3 86.6 Feet

(approximate scale)

Map Created: 3/22/2025

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Notes:

Land Area: 0.24 ACRES
Assessor Use Code: 1120-STORFRT
COMM BLDG