

**FOR SALE** *Mansion by the Square*

**105 S Alarcon St Prescott, AZ 86303**

**Listing Price: \$2,195,000 | (\$219,500 per unit)**



## DESCRIPTION

Located at 105 S Alarcon St  
Historic, fully remodeled, furnished 10  
unit apartment building. The original  
building was constructed in 1895 and  
totally remodeled as a 10 unit  
apartment building in 2021.

## PROPERTY HIGHLIGHTS

- 1 block from the Court House Square
- 10 Unit Apartment building Remodeled in 2021
- Renovated while preserving historic character

## PROPERTY OVERVIEW

Nestled in Prescott's historic Original Townsite, 105 S Alarcon is a beautifully preserved 1895 mansion that has been thoughtfully converted into a 10-unit furnished multifamily property. Spanning approximately 7,274 SF on a 0.19-acre lot, the Mansion House blends timeless architectural charm with a modern touch.



Associate Broker

602-989-3616

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**Exclusively Listed By: Tom Semancik**

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# Property Features

**Building Size:** 7274 Square Feet **Parcel Number:** 109-01-052

**Parcel Size:** .19 Acres

**Zoning:** BG (Business General), City of Prescott

**Proforma Net Operating Income:**

**\$155,316**

**Cap Rate:** 7.08%





# 105 S Alarcon St I Suite Breakdown

Suite	Floor	Size	Mix	Kitchen
<b>Unit 1 The Lily Suite</b>	Main Floor	±675 sf	2 bd/1 ba	Full Kitchen
<b>Unit 1B The Speakeasy Studio</b>	Basement Level	±380 sf	1 bd/1 ba	Full Kitchen
<b>Unit 2 The Grand Suite</b>	Main Floor	±750 sf	2 bd/1 ba	Full Kitchen
<b>Unit 2B The Murphy Suite</b>	Basement Level	±850 sf	2 bd/1 ba	Full Kitchen
<b>Unit 3 The Tranquility Suite</b>	2nd Level	±550 sf	1 bd/1 ba	Full Kitchen
<b>Unit 4 The Sunset Suite</b>	2nd Level	±660 sf	1 bd/1 ba	Full Kitchen
<b>Unit 5 The Symphony Room Studio</b>	2nd Level	±350 sf	1 bd/1 ba	Full Kitchen
<b>Unit 6 The Rose Room Studio</b>	2nd Level	±250 sf	1 bd/1 ba	Kitchenette
<b>Unit 7 The Treehouse Suite</b>	3rd Level	±350 sf	1 bd/1 ba	Full Kitchen
<b>Unit 8 The Cabin Suite</b>	3rd Level	±800 sf	2 bd/1 ba	Full Kitchen

Estimated Furnished  
Rent

Unit 1: \$1550

Unit 1B: \$1625

Unit 2: \$1500

Unit 2B: \$1750

Unit 3: \$1725

Unit 4: \$1550

Unit 5: \$1000

Unit 6: \$900

Unit 7: \$1000

Unit 8: \$1650

**Total: \$14,250 / per month**



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# 105 S Alarcon Proforma (Year 2024)

<b>Total Gross Rent</b>		<b>\$171,000</b>	(14,250x12 months)
<b>Expenses (From Full Year 2024)</b>			
Water/Sewer/ Trash		\$4,236	
Natural Gas		\$3,288	
Electric		\$8,712	
Wifi		\$2,112	
Real Estate Taxes		\$3,156	
Insurance		\$5,460	
Landscape		\$3,000	
Common Area Clean		\$1,200	
Gutters		\$240	
A/C		\$240	
Boiler Service		\$240	
Tenant Utility Reimbursement (includes wifi)		(\$16,200)	(\$135/month per unit)
<b>Net Expenses</b>		<b>\$15,684</b>	
<b>Indicated Net Operating Income</b>		<b>\$155,316</b>	



## AERIAL MAP / OVERVIEW

### LOCATION OVERVIEW

Nestled in the heart of historic Prescott, AZ, the area surrounding the property is rich with a blend of Old West charm and modern conveniences. With its picturesque Courthouse Plaza, vibrant arts scene, and a myriad of dining and entertainment options, the location offers an inviting and energetic atmosphere for professionals and visitors alike. Positioned near notable landmarks such as Whiskey Row, the Sharlot Hall Museum, and Prescott National Forest, the area presents an appealing mix of culture and outdoor recreation. Prospective Office / Office Building investors will appreciate the area's dynamic blend of heritage and opportunity, making it a prime location for commercial investment.

Google

Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

## Mansion - 105 S Alarcon

## 1 Block from Downtown Prescott



Prescott was ranked #1 Top Western Town by True West Magazine (2021).

Travel spending in Arizona increased 58.2% from \$14.9 billion in 2020 to \$23.6 billion in 2021. Arizona's Tourism was the number one export industry in 2021.



Visitors who stay in a hotel, motel or short term vacation rental spent \$11.7 billion in 2021. An increase of 62.3% over 2020. Visitor spending on accommodation grew by approx 1.7 billion in 2021 compared to 2020.

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