

List: Sandra F Shaffer 928-899-3111 / Sandy@investsw.com Invest Southwest 928-899-3111

Firm: 5687.000

Agt: 1985

SE102761000

BR102761000

Co-list: Mary Jo Kirk 928-710-4045 / 928-710-4045 mj@investSW.com Invest Southwest 928-899-3111

Firm: 5687.000

Agt: 5671

SE102761000

SA566847000



<b>County:</b>	Yavapai	<b>Source of</b>	County	<b>Tax Parcel:</b>	109-15-
<b>Incorp</b>	Yes	<b>Measuremnt:</b>	Assessor		011c
<b>Area:</b>		<b>Aprx SqFt:</b>	988	<b>Additional Parcel</b>	
<b>Comm</b>	Office	<b>Year Built:</b>	1992	<b>Numbers:</b>	
<b>Type:</b>		<b>Lot Size:</b>	8,276	<b>Aprx Acres:</b>	0.19
<b>Zoning:</b>	BG	<b>Buildings:</b>	1	<b>Parking Spaces:</b>	
		<b>Stories:</b>		<b>Management:</b>	Owner
				<b>Occupancy:</b>	Vacant
				<b>Vac Rate %:</b>	
				<b>Price/Sqft/Year:</b>	16

Legal: TRAPPMAN ADDN ERLY PTN OF LOTS 22 & 23 & W2 OF ABANDONED ALLEY LY ING ALONG E SIDE OF LOTS 22 & 23 BLK 1

<b>Lease Type:</b>	NNN	<b>Lease Expires:</b>		<b># Units:</b>	3	<b>CC &amp; R Type:</b>	
<b>Gross Vol/Yr \$:</b>		<b>Minimum Lease</b>	3 yrs	<b>Solar Y/N:</b>		<b>Volts:</b>	
<b>NOI \$:</b>		<b>Term:</b>		<b>Grid Type:</b>		<b>Amps:</b>	
<b>CAM \$:</b>		<b>Tenant</b>		<b>Ownership Type:</b>			
<b>Traffic Count Per</b>		<b>Improvement</b>		<b>Builder Name:</b>			
<b>Day:</b>		<b>Allowance:</b>		<b>CC &amp; R:</b>			
		<b>Property Use:</b>					
		<b>Property Type:</b>	Existing				
		<b>Taxes:</b>	4,853				
		<b>Tax Year:</b>	2025				

Property Use: Construction Status: Existing

Business Location: Freestanding Bldg; Office/Professional

Commercial Amenities: Ceiling Ht. Under 12

External Amenities: Landscaped; Paved Parking

Internal Amenities: Fire/Smoke Detector

Utilities Installed: 220; Electricity; Master Meter; Security System; Telephone; Underground; Water - City; WWT - City Sewer

<b>Bathrooms:</b> ADA; Shared	<b>Parking:</b> On-Site; Street Parking
<b>Heating:</b> Electric; Heat Pump	<b>Flooring:</b> Carpet; Wood
<b>Cooling:</b> Central Air; Heat Pump	<b>Road Access Maint:</b> City; MAINT-City; Paved
<b>Roof:</b> Asphalt Shingle	<b>Showing Requirements:</b> Call List Office; Sign on Property
<b>Records Available:</b> Other - See Remarks	<b>Possession:</b>
<b>Building Type:</b> 2-4 Units; Office - Building	
<b>Construction:</b> Frame - Wood; Stucco	

Location Desc: Busy traffic corridor

Directions: South on Montezuma to White Spar Rd to building on south side of road.

Remarks: This quality commercial office building is located along the high traffic corridor of White Spar Rd with excellent visibility. Suite B has easy access on the lower level with parking. Great location for any office user. Reception/waiting area, reception office plus 2 offices and conference room or third office. Easy to find for your clients. Close to downtown.

Realtor Only: Suite B vacant and easy to show. Call listing agents for showings. DO NOT use showing time.

Showing Instructions: Call listing agents. DO NOT use showing time. Vacant and easy to show.

<b>Listing Date:</b>	10/03/2025	<b>Expiration Date:</b>	10/03/2026	<b>Price/Sqft/Year:</b>	\$16
<b>Status Change Date:</b>	10/17/2025			<b>Cumulative DOM:</b>	145
<b>Original List Price:</b>	\$16			<b>Agent Days On Market:</b>	145
<b>Seller Concessions Y/N:</b>				<b>Listing Exclusions:</b>	No