

**REALTY
EXECUTIVES**

COMMERCIAL

3 UNIT INCOME PROPERTY FOR SALE

**Mount Vernon Historic Victorian Home
with Commercial Zoning**

305 N MOUNT VERNON AVE, PRESCOTT, AZ 86301



Exclusively Represented By:

BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

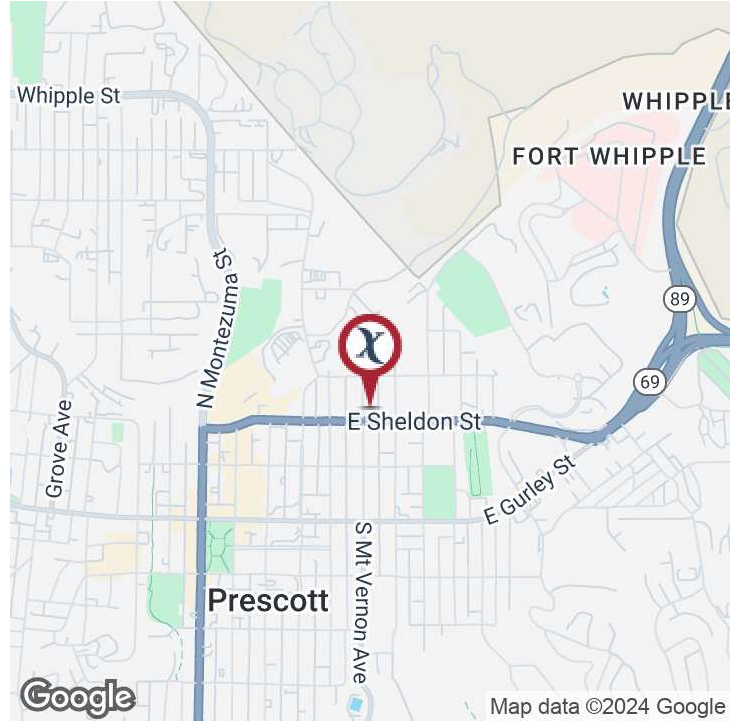
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3 UNIT INCOME PROPERTY FOR SALE

MOUNT VERNON HISTORIC VICTORIAN HOME WITH COMMERCIAL ZONING

305 N MOUNT VERNON AVE, PRESCOTT, AZ 86301

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$799,900
Building Size:	2,203 SF
Available SF:	
Lot Size:	0.17 Acres
Number of Units:	3
Price / SF:	\$363.10
Year Built:	1924
Renovated:	2022
Zoning:	BR

PROPERTY OVERVIEW

This historic Victorian style home was built in 1924 is approximately a 2,203 sq. ft. building on a 7,405 sq. ft. lot. Zoned BR which allows Residential and Commercial Uses.

Most recently renovated in 2022. Separate entrances to each unit, 3 hvac and separate meters. Repurposed as 3 furnished short term residential rental units which are professionally managed. Near Downtown Prescott District prime location. 2023 was the 1st full year in operation as a short term rental triplex generated over \$80,000 gross income. Currently at 50% occupancy, there is significant potential for increased returns. With its historical charm and modern updates, this property presents an attractive and lucrative investment for those seeking to expand their rental portfolio.

PROPERTY HIGHLIGHTS

- 2,203 sq. ft. building with 3 units professionally managed
- Built in 1924, renovated in 2018 and 2022 with flooring, 3 kitchenettes and 3 3/4 baths.
- Historic charm with modern updates. All tastefully furnished with stainless steel appliances and big screen TVs.
- City of Prescott BR Zoning allows residential and commercial uses



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PROPERTY DESCRIPTION



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Most recently renovated in 2022. Separate entrances to each unit, 3 hvac and separate meters. Near Downtown Prescott District prime location. Historic charm, modern updates, and multiple uses allowed, including office, retail or residential units. Ideal live, work environment in desirable close to downtown location the many possibilities are endless. 12 paved parking spaces in back, Plenty of room to add additional buildings or garage.

LOCATION DESCRIPTION

Approximately .6 miles to downtown Prescott, Courthouse Square and Whiskey Row on desirable Mount Vernon at Sheldon. Prescott is the ultimate Americana historic 1900's era mid west city in AZ.



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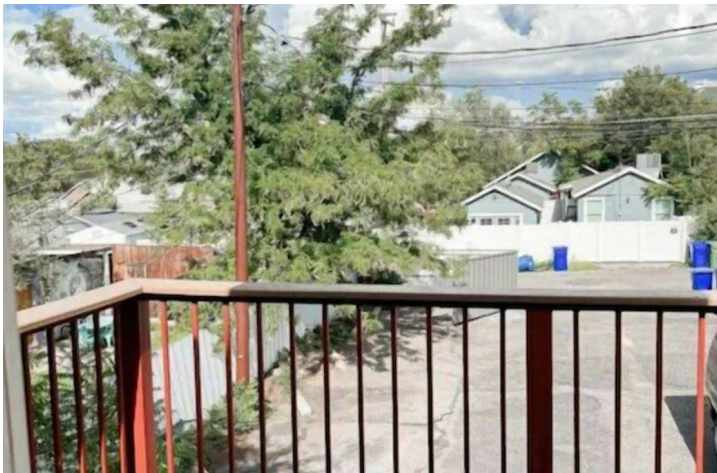
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COMPLETE HIGHLIGHTS



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- - Built in 1924, renovated in 2018 and 2022 with flooring, 3 kitchenettes and 3 3/4 baths.
- - Historic charm with modern updates. All tastefully furnished with stainless steel appliances and big screen TVs.
- - City of Prescott BR Zoning allows residential and commercial uses
- - Located Near Downtown Prescott approximately 0.6 +- miles
- - Ideal Short Term or Long Term Furnished residential rental or
- - Use as office or retail. Mix it up with living upstairs and rental units down. Unlimited potential ready for your creativity.



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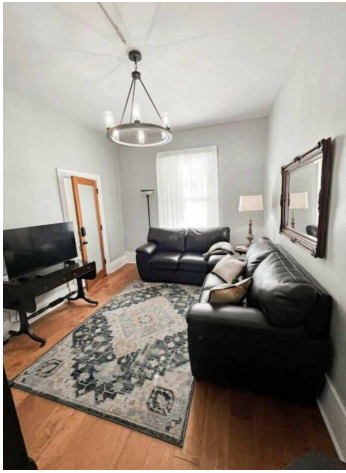
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ADDITIONAL PHOTOS



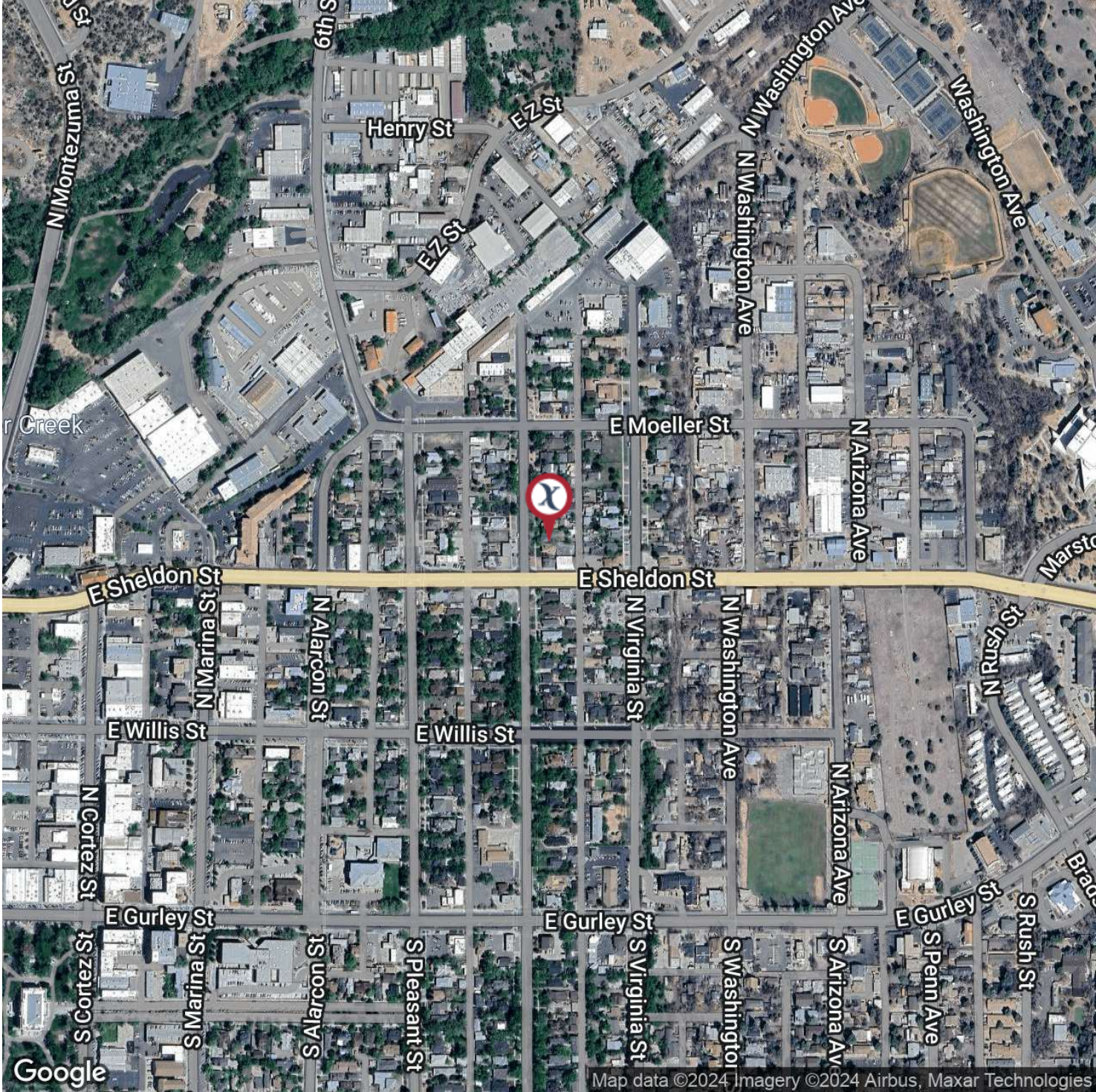
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LOCATION MAP



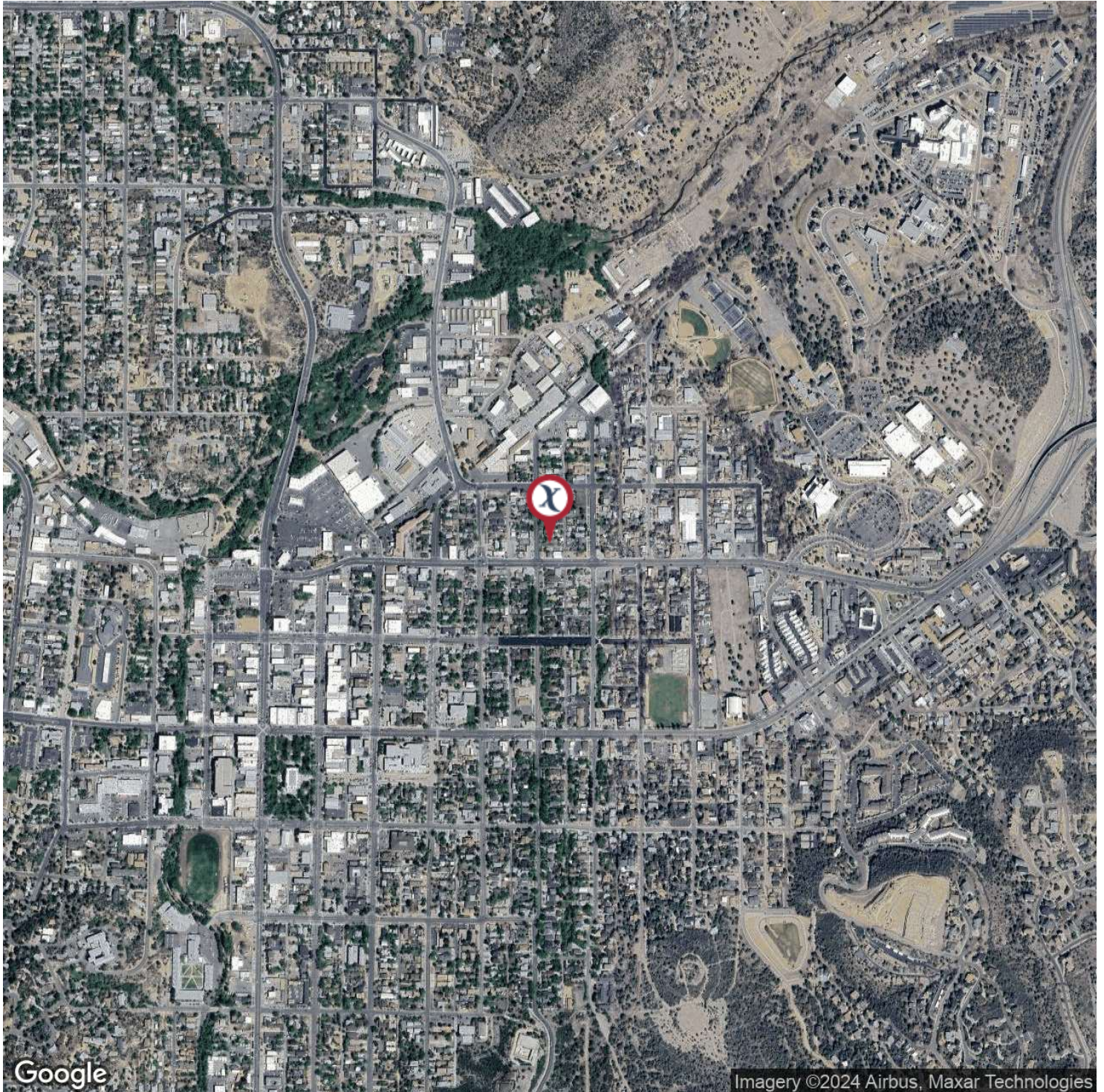
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AERIAL MAP



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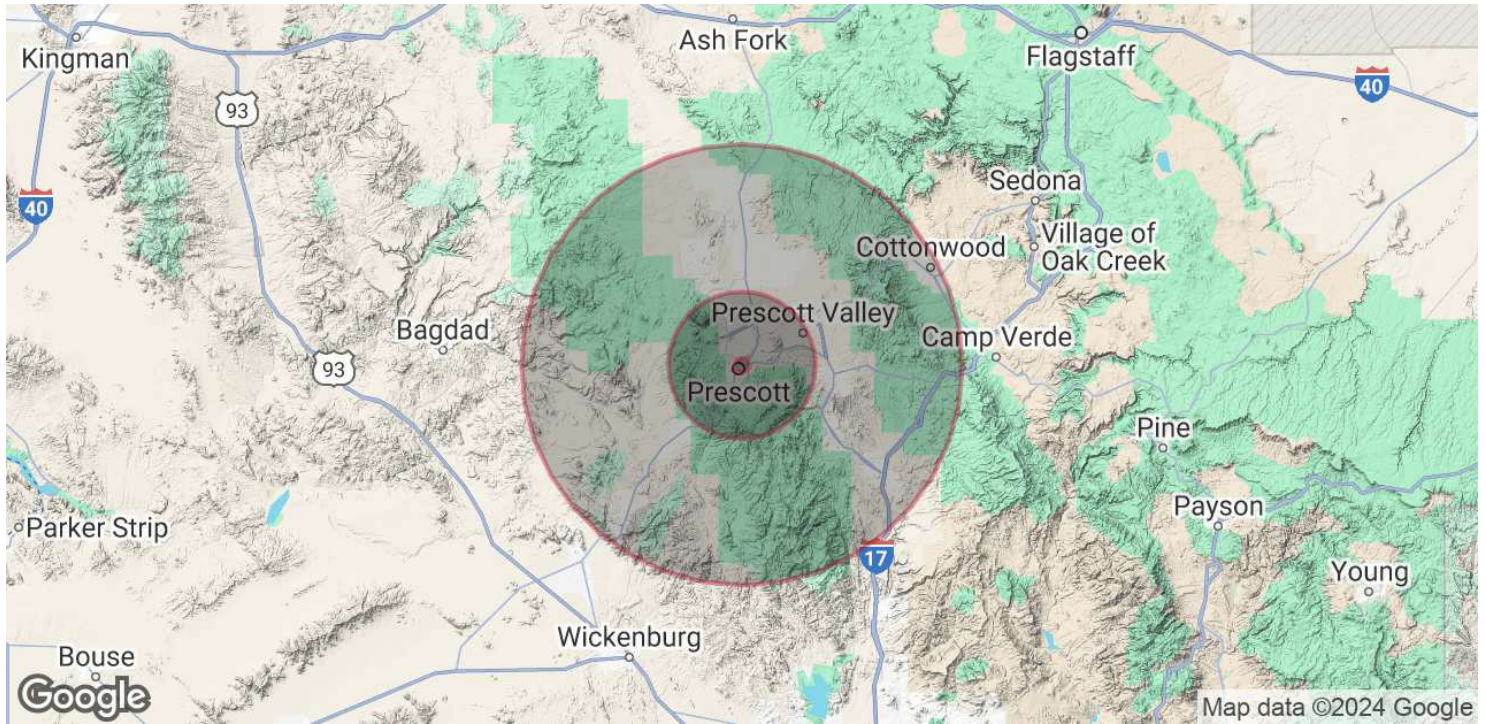
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	6,503	94,433	178,725
Average Age	41.4	50.6	50.6
Average Age (Male)	39.4	50.1	50.3
Average Age (Female)	43.7	51.7	51.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	3,164	47,104	89,401
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$43,399	\$67,118	\$61,773
Average House Value	\$258,560	\$306,662	\$278,407

2020 American Community Survey (ACS)



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