

Pricing and Commissions for this FSBO
Prime Owner-User or Service Commercial Opportunity on the Hwy 69 Corridor
Address: 1237 N Rhinestone Drive, Prescott, Arizona 86301
Contact: 928-515-2363

The asking price reflects the property's **unique combination of location, zoning flexibility, construction quality, and site improvements**, which distinguish it from typical residential or small office offerings in the Prescott market.

Key value drivers include:

1. **Highway 69 Corridor Location:** Properties with immediate access to the Prescott–Prescott Valley Highway 69 corridor command a premium due to traffic exposure, connectivity, and long-term commercial demand.
2. **RS-12 Zoning Flexibility:** RS-12 zoning allows a wide range of residential and service-oriented uses, appealing to owner-users, professional practices, and mixed live-work buyers—significantly expanding the buyer pool compared to single-use residential zoning.
3. **Turn-Key Improvements:** Unlike raw land or conversion projects, this property offers:
 - Existing high-quality building
 - ADA/OSHA-compliant entrance
 - 11 improved parking spaces
 - Full landscapingThese features substantially reduce time-to-occupancy and capital outlay.
4. **Replacement Cost Considerations**Replicating a similar structure today—on a comparable site with parking, accessibility upgrades, and landscaping—would materially exceed the asking price, particularly given current construction and permitting costs.
5. **Scarcity of Comparable Properties:** Stand-alone properties under 1 acre with parking, zoning flexibility, and professional presentation are increasingly scarce in the Diamond Valley / Hwy 69 area.

Conclusion: The pricing is positioned to reflect **real estate fundamentals rather than residential comparables**, offering buyers a cost-effective alternative to new construction or larger commercial assets while preserving long-term flexibility and value.

Attention Realtors:

Please note the property is being offered **For Sale by Owner**. The seller is **not offering a listing commission**.

If you are representing a buyer, the seller may consider a **buyer-broker compensation capped at one percent (1%) of the purchase price, only if**:

4. The compensation request is **fully disclosed in writing prior to submitting an offer**, and

5. The amount is **explicitly stated in the LOI or purchase contract**, and
6. The compensation is **expressly agreed to by the seller in writing**.

Any broker compensation not agreed to in advance shall be the responsibility of the buyer.

If your client has interest under these terms, please confirm and we will be happy to coordinate access and provide additional information.

Best regards,

Living Joyfully