

Agent Report (1)

37202 N BLOODY BASIN RD, Carefree, AZ 85377

\$1,096,200



6985503	Comm/Industry Sale	Active
<b>Type of Property:</b> Commercial <b>Ttl Apx Net Rnt Spc:</b> 3,915 <b>Ttl Apx SqFt Bldg:</b> 3,915 <b>Ttl Apx SqFt Land:</b> 9,635 <b># of Buildings:</b> 1 <b>Stories:</b> 2 <b>Total Parking Spcs:</b> 12 <b>Covered Parking Spcs:</b> 0 <b>Uncvr'd Parking Spcs:</b> 12 <b>Year Built:</b> 1997 <b>Zoning:</b> C <b>Flood Zone:</b> No		<b>Subdivision:</b> CAREFREE ARIZONA <b>Tax Municipality:</b> Carefree <b>Marketing Name:</b> Carefree <b>Planned Cmty Name:</b> <b>Volts/Amps:</b> <b>Type of Property:</b> Commercial <b>Hun Block:</b> <b>Map Code/Grid:</b> <b>Census Tract:</b> 30,401

**Cross Streets:** E CAVE CREEK RD AND N BLOODY BASIN **Directions:** AT 4 WAY STOP OF TOM DARLINGTON RD AND E CAVE CREEK RD: TURN RIGHT (EAST).GO ABOUT 0.5 MILE OR LESS. TURN RIGHT ON BLOODY BASIN RD. PROPERTY ON THE RIGHT CORNER OF BLOODY BASIN AND NONCHALANT RD.

**Public Remarks:** Exceptional owner-user or investment opportunity in the heart of downtown Carefree. This freestanding 3,915 sqft commercial building offers prime street visibility, stunning mountain views, and walkability to dining, retail, and town amenities. Offered at \$280/SF, the flexible, dividable floor plan accommodates co-working spaces, offices, medical clinics, med spa, beauty suites, classrooms, or live/work uses. The interior includes multiple conference rooms, kitchen and pantry areas, two restrooms, and multiple entry/exit points. The property provides 12 on-site parking spaces, offering functionality and long-term adaptability in one of Arizona's most distinctive small-town business districts.

Features	Financial Info	Construction & Utilities	County, Tax and Financing
<b>Building Type:</b> Commercial; Office; Other (See Remarks) <b>Interior Features:</b> Finished; Private Restrooms; Other (See Remarks) <b>Exterior:</b> Corner Lot; Landscaping <b>Building Features:</b> Conference Room; Kitchen; Showers - Office; Other (See Remarks) <b>Parking Features:</b> Paved <b>Loading Facilities:</b> Other (See Remarks) <b>Ceiling Height:</b> 10.1 Feet to 12 Feet <b>Freeway/Highway:</b> Other (See Remarks) <b>Business Type:</b> Dental; Mixed; Service Business; Medical; Storage; Professional/Office; Retail; Wholesale; Other; See Remarks	<b>Gross Annual Sch Inc:</b> \$0 <b>Adjusted Gross Inc:</b> \$0 <b>Other Income:</b> \$0 <b>Net Operating Income:</b> \$0 <b>Annual Ownr Asoc Fee:</b> \$0 <b>% Vacancy Allowance:</b> 0 <b>Owner Association:</b> No <b>Source of Fincl Data:</b> Other (See Remarks)	<b>Construction:</b> Wood Frame; Other <b>Roofing:</b> Other <b>Floors:</b> Other <b>Fencing:</b> See Remarks <b>Heating:</b> Electric; Other; See Remarks <b>Cooling:</b> Central Air <b>Gas:</b> None; Other (See Remarks) <b>Electric:</b> APS; Other (See Remarks) <b>Water Source:</b> City Franchise; See Remarks <b>Sewer:</b> Sewer - Public; Other <b>Road Surface Type:</b> Asphalt <b>Environmental:</b> None	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> CAREFREE ARIZONA MCR 80-27 TH PT OF LOT 64 DAF CO MC AT INTERSEC OF BLOODY BASIN RD & NONCHALANT AV <b>AN:</b> 216-83-064-A <b>Lot Number:</b> 64 <b>Town-Range-Section:</b> 6N-4E-35 <b>Cty Bk&amp;Pg:</b> <b>Taxes/Yr:</b> \$3,849/2025 <b>Ownership:</b> Fee Simple <b>Total Owed:</b> 0 <b>Equity:</b> \$1,096,200 <b>New Financing:</b> Cash Only; Cash to Loan; 1031 Exchange <b>Reports/Disclosures:</b> Other (See Remarks) <b>Auction:</b> No

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 0 / 0 <b>List Date:</b> 02/16/2026 <b>Expire Date:</b> 10/16/2026 <b>Status Change Date:</b> 02/16/2026	<b>Original List Price:</b> \$1,096,200 <b>List Price:</b> \$1,096,200	<b>Type:</b> Exclusive Right To Sell

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
<b>Permission Required to Show:</b> Yes <b>Showing Service:</b> Aligned Showings <b>Showing Notification Methods:</b> Showing Service; Aligned Showings; Text	<b>Vacant:</b> Yes <b>Occupant - DND2:</b> Vacant	<b>Lockbox Type:</b> Supra; Combo

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Doreen Chen Reiske dr415	Fathom Realty Elite fraz001 LC718701000	602-626-0180	480-576-9200	reiskedoreen@gmail.com	602-626-0180	

BR632013000							

MLS #: 6985503



Prepared by  
Doreen Chen

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