

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

Firm: 5687.000
SE102761000

Agt: 1985
BR102761000

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

Firm: 5687.000
SE102761000

Agt: 5671 SA566847000



County:	Yavapai	Zoning Description:	Business General	Tax Parcel:	109-15-011c
Incorp Area:	Yes	Source of Measurement:	County Assessor	Additional Parcel Numbers:	No
Comm Type:	Office	Aprx SqFt - Building:	3,601	Aprx Acres:	0.19
Business Name:		LP/SqFt:	216.61	Parking Spaces:	11
Business Type:		Year Built:	1992	Management:	Owner
Zoning:	BG	Lot Size:	8,276	Occupancy:	Multi-Tenant
		Buildings:	1	Vac Rate %:	33
		Stories:	2	Short Address:	223 White Spar Road

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

REO/Short Sale:	Not Applicable	Property Use:	Investment Prop	Asmts Freq:		CC & R Type:	
Gross Vol/Yr \$:		Property Type:	Existing	Owner Name:	223 White Spar LLC	CC & R Fees:	0
Max Contgs/Bldg Sz:	1188	GRM:	0	Bathrooms:	3	CC & R Frequency:	
NOI \$:	55,250	Taxes:	4,853	Solar Y/N:		Date Available:	10/03/2025
Cap %:	7.08	Tax Year:	2025	Grid Type:		Suite #:	A,B,C
CAM \$:	5.87	Assessments \$:		Ownership Type:		Volts:	
Traffic Count Per Day:		Builder Name:		Builder Name:		Amps:	
		CC & R:	No				

Business Location: Freestanding Bldg; Office/Professional

Commercial Amenities: Ceiling Ht. Under 12

External Amenities: Landscaped; Paved Parking

Internal Amenities: Bathroom; Fire/Smoke Detector; Security/Alarm

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

Bathrooms:	ADA; Exterior; Interior	Parking:	On-Site; Street Parking
Heating:	Electric; Heat Pump	Flooring:	Carpet; Tile; Wood
Cooling:	Central Air; Heat Pump	Road Responsibility:	City; City Maintained Road; Paved
Roof:	Asphalt Shingle	Showing Requirements:	Appt Call List Office; List Agt. Must Accpy; Seller is Brk/Agt; Sign on Property
Records Available:	Other - See Remarks	Terms & Conditions:	1031 Exchange; Cash; Conventional
Building Type:	2-4 Units; Office - Building	Possession:	
Construction:	Frame - Wood; Stucco		

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 A, ±2413 sf, has a long term tenant who recently signed a new ten year NNN lease with increases. Two lower suites are available for a total of ±1188 sf, perfect for an owner user or income. Based on 2026 proforma rents this investment will return a 7.08% cap rate fully leased. Property recently had exterior paint as well as paint and flooring of Suites B & C. Property has 11 onsite spaces which were recently restriped. Nice investment opportunity near downtown Prescott.

Realtor Only: Call listing agents to show. Listing Agents must accompany to show entire building. DO NOT disturb tenants.

Showing Instructions: Please call Listing Agents to show. Do Not Use Showing Time.

Listing Date:	10/03/2025	Expiration Date:	10/03/2026	Listing Price:	\$780,000
Status Change Date:	10/07/2025			Cumulative DOM:	145
Original List Price:	\$780,000			Agent Days On Market:	145
Seller Concessions Y/N:				Listing Exclusions:	No