

Courthouse Square



Skyline Motel



SKYLINE MOTEL

525 E Gurley St. Prescott AZ



PRESCOTT COMMERCIAL
REAL ESTATE

Investment Opportunity: Skyline Apartments & Offices – Prime Location in Prescott, AZ

This is your chance to own a highly desirable multi-use property in the heart of Prescott, Arizona! Located at 525 E Gurley Street, just minutes from downtown and Whiskey Row, Skyline Apartments & Offices is a mixed-use property featuring 12 rental units and 2 commercial office spaces. This well-maintained property is an ideal investment for anyone seeking a stable income stream in a rapidly growing market.

Property Highlights:

- **12 Residential Units:** A mix of cozy studio and one-bedroom apartments that appeal to long-term renters. Each unit is thoughtfully designed with comfortable living spaces, essential amenities, and a layout that attracts working professionals, retirees, and students alike.
- **2 Commercial Offices:** These flexible office spaces offer excellent visibility on Gurley Street, making them perfect for local businesses, creative studios, or professional services.
- **Prime Location:** Situated in Prescott's bustling commercial corridor, this property enjoys high foot traffic and easy access to local shops, restaurants, and attractions. It's also close to Prescott's popular outdoor recreation spots, making it attractive for both residents and businesses.
- **Steady Income Potential:** With a fully leased property, Skyline offers investors the opportunity for consistent rental income from both residential and commercial tenants. The strong demand for housing and office space in Prescott provides excellent long-term growth potential.
- **Expansion & Development Potential:** The property's prime location and layout provide the option for future development or value-added improvements, enhancing both rental income and property value.

Don't miss out on this rare opportunity to invest in a multi-use property with a strong rental history, located in one of Arizona's most desirable markets. Contact us today to learn more or to schedule a viewing of Skyline Apartments & Offices.



UNIT DESCRIPTIONS & RENTS

Gross Site Size	22651 SQFT	Gross Vol/Yr \$	\$223,392	Zoning	Multi Family/ BG
Gross Site Acres	.52 Acres	NOI \$	\$153,392		
Total Build SQFT	7736	Cap %	6.97		

Unit ID	Building #	Description	Rent	Annual	SQ FT	Year Built	Market	Market Annual
Progressive	1	4 plex - lower	\$ 1,050.00	\$ 12,600.00	1000	1945	1500	18000
Farmers	1	4 plex - lower	\$ 1,100.00	\$ 13,200.00	641	1945	1100	13200
Unit B	1	4plex - upper	\$ 920.00	\$ 11,040.00	1000	1958	1500	18000
Unit C	1	4plex - upper	\$ 1,200.00	\$ 14,400.00	605	1958	1500	18000
Managers office	2	Unit A	\$ 1,200.00	\$ 14,400.00	786	1958	1600	19200
Unit #1	3	studio	\$ 1,000.00	\$ 12,000.00	300	1956	1000	12000
Unit #2	3	studio - no kitchen	\$ 1,000.00	\$ 12,000.00	200	1956	1000	12000
Unit #3	3	studio	\$ 1,000.00	\$ 12,000.00	300	1956	1000	12000
utility room	3	washer/dryer	\$ -	\$ -	184	1956	300	3600
Unit #4	4	studio	\$ 1,000.00	\$ 12,000.00	368	1956	1104	13248
Unit #5	5	studio -prop mgr	\$ -	\$ -	368	1956	1104	13248
Unit #6	6	studio	\$ 920.00	\$ 11,040.00	368	1959	1104	13248
Unit #7	7	studio	\$ 920.00	\$ 11,040.00	368	1959	1104	13248
Unit E	8	duplex	\$ 920.00	\$ 11,040.00	448	1956	950	11400
Unit D	8	duplex	\$ 950.00	\$ 11,400.00	200	1956	950	11400
112 S Virginia	9	single family 1/1	\$ 1,320.00	\$ 15,840.00	600	1951/2020	1800	21600
Total Rents			\$ 14,500.00	\$ 174,000.00			\$ 18,616.00	\$ 223,392.00

5 Mile
Daytime Population
242,253

3 Mile
Average Household Income
\$100,000

5 Mile
Median Age
60.5

Age

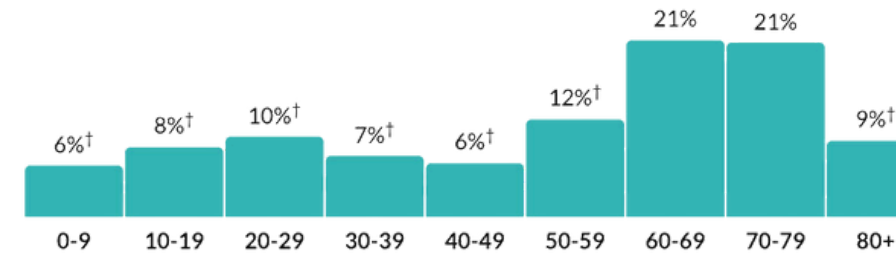
60.5

Median age

about 10 percent higher than the figure in the Prescott Valley-Prescott, AZ Metro Area: 54.5

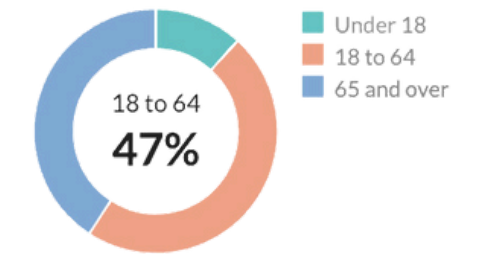
about 1.5 times the figure in Arizona: 38.4

Population by age range



Show data / Embed

Population by age category



Show data / Embed

Income

\$46,076 ±\$3,793

Per capita income

about 25 percent higher than the amount in the Prescott Valley-Prescott, AZ Metro Area: \$37,666 ±\$955

about 20 percent higher than the amount in Arizona: \$38,334 ±\$204

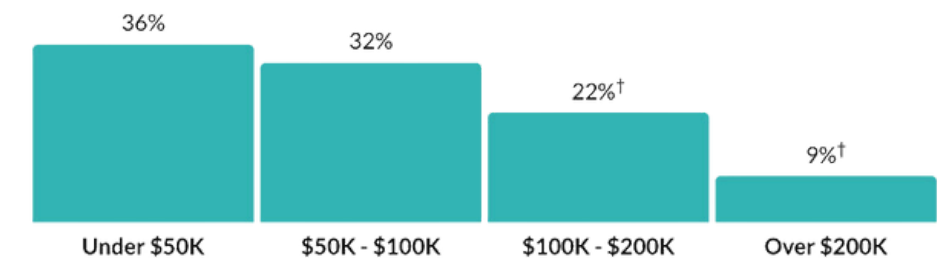
\$66,330

Median household income

a little higher than the amount in the Prescott Valley-Prescott, AZ Metro Area: \$62,430

about 90 percent of the amount in Arizona: \$72,581

Household income



Show data / Embed

Households

21,803 ±656

Number of households

the Prescott Valley-Prescott, AZ Metro Area: 106,542 ±949

Arizona: 2,739,136 ±5,481

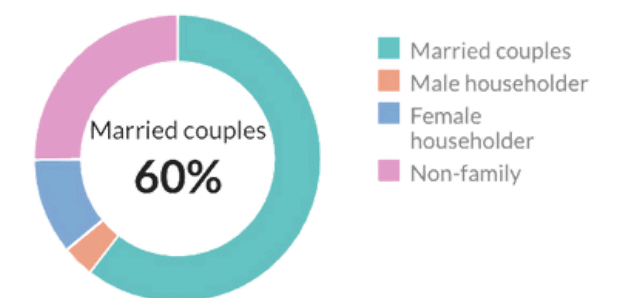
2

Persons per household

about 90 percent of the figure in the Prescott Valley-Prescott, AZ Metro Area: 2.2

about 80 percent of the figure in Arizona: 2.6

Population by household type



Show data / Embed

Transportation to work

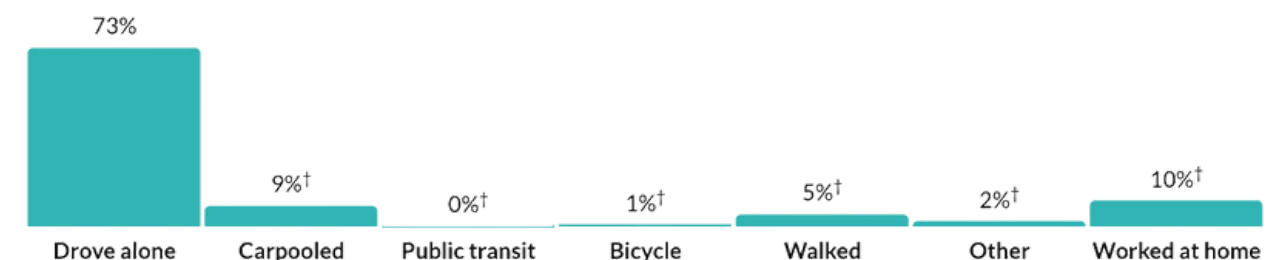
15.7 minutes

Mean travel time to work

about two-thirds of the figure in the Prescott Valley-Prescott, AZ Metro Area: 23.7

about three-fifths of the figure in Arizona: 25.6

Means of transportation to work



* Universe: Workers 16 years and over

Show data / Embed





SKYLINE MOTEL

525 E Gurley St. Prescott AZ



PRESCOTT COMMERCIAL
REAL ESTATE