



TURNKEY SALON/RETAIL *with* LIVING SPACE

\$1,400,000

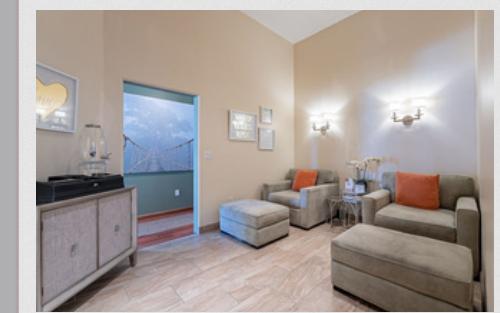
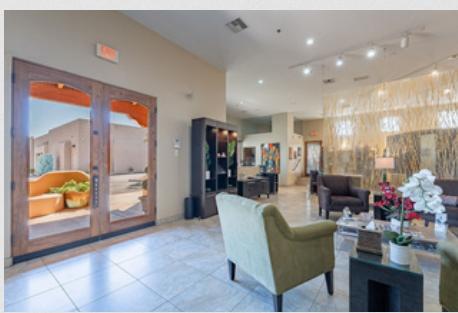
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PROPERTY HIGHLIGHTS

Size	4,534 SF
Year Built	2001
Zoning	C-2
Parking	POA (see below)
1 st Floor	3316 SF
2 nd Floor	800 SF
APN	176-05-143



ZONING/FUTURE POTENTIAL

Current Zoning: C-2 (Intermediate Commercial)

Rezoning Initiatives: Support for increased density up to 15 dwelling units per acre. This flexible zoning allows for adaptive reuse or redevelopment, giving investors multiple exit strategies as the Fountain Hills market grows.

Parking: All tenants participate in the *Parking Overlay Association*, an organized agreement that ensures the maintenance and upkeep of the shared public parking areas. Each tenant contributes an annual fee to the association, which covers landscaping, cleaning, lighting, and overall accessibility for the benefit of all businesses within the development.

PROPERTY OVERVIEW

An exceptional opportunity to acquire a fully turnkey mixed-use property located in the heart of the newly designated Fountain Hills City Center, the Town's vibrant redevelopment area promoting **smart growth, mixed-use synergy, and walkable community living**.

The first floor operates as a **fully equipped salon and retail space**, ideal for owner-users or investors seeking stable income with potential for future reconfiguration under the new zoning standards.

The second floor features a **beautifully renovated apartment**, offering modern finishes, open-concept living, and an enormous private patio with breathtaking views of the world-famous Fountain.

This unique combination of commercial and residential appeal positions the property perfectly for both immediate income and long-term appreciation as the City Center area continues to evolve.



MODERN FUNCTIONALITY



Fully Turnkey Salon & Retail Space

Professionally built-out ground floor with all infrastructure and finishes in place for continued salon or retail use.

Renovated 2nd Floor Apartment

Modern interior design with upgraded finishes, private entry, and an expansive entertainment patio with panoramic fountain views.

Strong Live-Work Potential

Perfect for an owner-occupant or investor seeking flexible use in a high-visibility, walkable location near restaurants, shops, and the Fountain Park.

\$1,400,000







The Town is undergoing a strategic revitalization of its City Center, encouraging mixed-use development, walkable streetscapes, and higher residential density. This vision supports a dynamic blend of retail, dining, and residential spaces that cater to professionals, entrepreneurs, and visitors alike.

With strong community engagement, a thriving arts and events calendar, and proximity to the greater Phoenix metro area, Fountain Hills attracts year-round tourism and a growing base of permanent residents seeking upscale desert living.

Click Here

for additional photos

Aesthetics AND FUNCTION



Tranquil *one-of-a-kind*

This meticulously cared for property has been beautifully renovated and has an extensive outdoor balcony.

Fountain Hills combines natural beauty, economic opportunity, and an emerging live-work-play environment, making it an ideal setting for long-term investment and business growth.





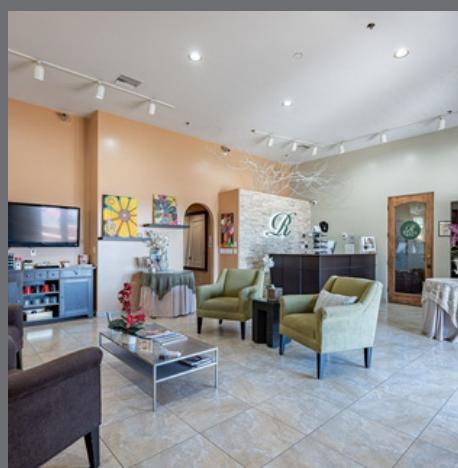
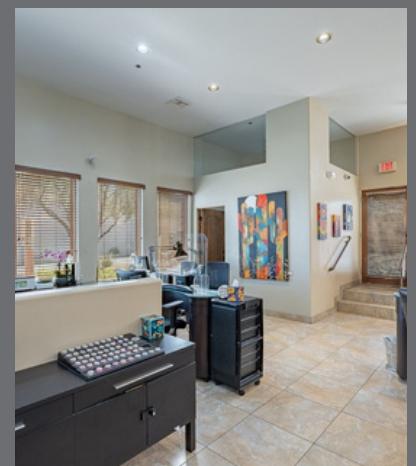
LOCATION OVERVIEW

Nestled just steps from Fountain Park, Avenue of the Fountains, and the Fountain Hills Town Hall complex, this property benefits from excellent walkability, steady visitor traffic, and expanding commercial activity.

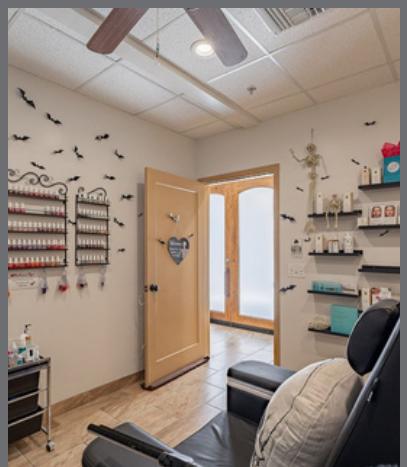
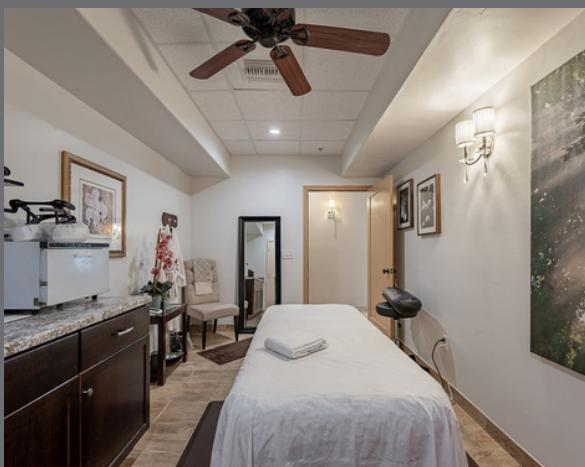
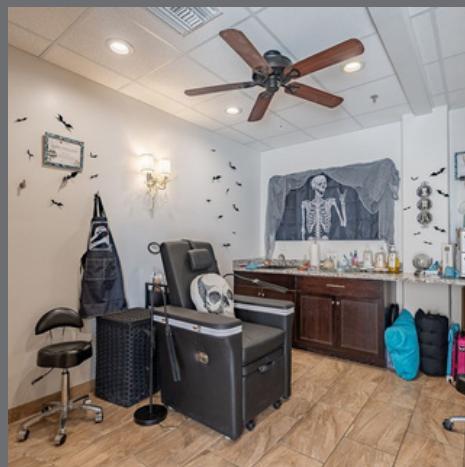
The City Center overlay is transforming the area into a mixed-use hub combining retail, dining, residential, and civic spaces, creating demand for properties that support live-work-play lifestyles.



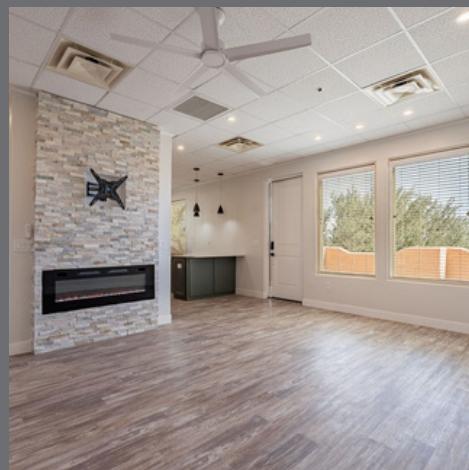
Salon



Treatment Area



Living Quarters





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MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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