



1577 PLAZA WEST DRIVE, PRESCOTT | ARIZONA

Investment Property Available in Plaza West Commerce Center

Standalone office building located in the Plaza West Commerce Center at the hard corner of Thumb Butte Road and Plaza West Drive in Prescott, Arizona. Existing 24 suite office building with revenue growth potential. There are currently eight tenants in place, occupying a total of 16 suites, with six suites vacant.



For Sale:
\$1,150,000

Contact Us:

Rob Gerlak
Principal

Phone: 928 440 5450
Rob@KellyandCall.com

Kevin B. Call, CPA
Designated Broker

Principal
Phone: 928 440 5450
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Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, Arizona 86001



Specifications

- Price: \$1,150,000
- Land area: .87 acres
- APN: #108-05-040H
Yavapai County
- Zoning: City of Prescott
BG (Business General)

1577 Plaza West Drive, Prescott | Arizona

The existing building located at 1577 Plaza West Drive consists of a multi-tenant office building built in 1995. This land and building have been owned by the current owner since 2005. The building was recently refinished on the exterior and has adequate parking for all suites. The current tenants have been there for multiple years and all have historically and currently operate with one-year leases expiring December 31, 2024.

City of Prescott list of approved uses:

<https://www.codepublishing.com/AZ/Prescott/#!/PrescottLDC/PrescottLDC02.html>

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1577 Plaza West Drive, Prescott | Arizona Building Rent Roll

Status	Suite	SF ±	Occu- pancy Date	Rent	Sales Tax	Utilities	Total	
Leased	A-1	216	2019	\$356.95	\$7.14	\$111.91	\$526.00	
Leased	A-2	252	2022	\$330.00	\$6.60	\$153.40	\$490.00	
Leased	A and B	360	2017	\$526.00	\$10.52	\$463.48	\$1,000.00	
Leased	B	1232	2009	\$1,457.50	\$29.15	\$178.34	\$1,665.00	
Leased	C	570	2009	\$611.05	\$12.22	\$122.73	\$746.00	
Leased	E	144	2018	\$308.55	\$6.17	\$133.28	\$448.00	quarterly
Leased	F	318	2018	\$368.50	\$7.37	\$114.13	\$546.00	
Leased	G	412	2021	\$580.00	\$11.00	\$205.00	\$766.00	quarterly
Vacant		144						
Vacant		140						
Vacant		96						
Vacant		130						
Vacant		132						
Vacant		108						
Total SF		4254						
Annual Revenues							\$54,916.00	



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1577 Plaza West Dr. Yavapai County assessor parcel # 108-05-040H

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