

## Executive Summary

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### Prescott, Arizona

**Narrative:** The total parcel is comprised of approximately 1.38 acres and is located at the NEC of Whipple and Ruth Street. This main property is zoned NOB (Neighborhood Oriented Business). The uniqueness of this property is the signalized location and its proximity to the Prescott High School, YMCA and the Yavapai Regional Medical Center. Main utilities are to the property. Seller to cooperate with Buyer on the commercial re-zone of the three rental homes on the subject property. Please call listing office for more information.

**Address:** 650 Whipple, 902, 908, 912 Dameron, & 855 Ruth Street  
Prescott, AZ 86301

**Parcels:** 116-20-022C, 116-20-011B, 116-20-010, 116-20-009, & 113-05-022B

<b>Property:</b>	Commercial	1.38 Acres
	Square Feet	60,113
	<b>Total Gross Acres</b>	<b>± 1.38 Acres</b>

<b>Price:</b>	\$ 1,150,000.00
Per Square Foot	\$ 19.13
<b>Per Acre</b>	<b>\$ 833,333.00</b>
<b>Terms</b>	Cash, CNV

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