

Commercial Customer W/Photos Display

C 925423 Active

216 W GURLEY STREET, Prescott AZ 86301

\$719,900 

County:	Yavapai	Area:	140	Incorp:	Yes
Comm Typ:	Commercial	Bus Type:	Food/Beverage	Rent/Lse:	No
Bus Name:	ESOJI / BRIAN'S PUB	Zoning:	BA	Fld Plain:	CLO
List Type:	Exclusive Right to Sell	Incl Area:	Yes	Yr Built:	1936
Apx SqFt:	2600	Src Meas:	County Assessor	Lot No:	22
Lot Size:		Stories:	1	Park Spc:	2
Buildings:	1	Apx Acres:	.11		
Tax Parcel:	113-15-096	Vac Rate:			
Mgmt:	Owner				
Web Addr:					

Legal: PRESCOTT E 1/3 LOTS 22-24 BLK 7

Grs Vol/Yr:		N.O.I. \$:	51612	CAP % :	7	CAM \$:	
Lse Type:	Modified	Lease \$:		Lse Expr:		GRM:	
Taxes:	3844	Tax Year:	2007	Assmnt\$:		Y/S/M/Q:	
Builder:	UNKNOWN	CC & R:	No				

Bus Location: - Corner Location , - Fixed Location , Freestanding Bldg.
Com Amenities: Ceiling Ht. 12-15
Ext. Amenities: Handicap Access
Int. Amenities: Ceiling Fan(s) , Dishwasher , Disposal , Fire Sprinkler , Fire/Smoke Detector
Utilities: 220 , Cable TV , Electricity , Indiv. Metered , Natural Gas , Telephone , Water-City , WWT- City Sewer

Bathrms:	Separate M and W , Unisex , Handicap Acc.	Construct:	Brick , Stucco , Wood/Frame
Heating:	Forced Gas , Hot Water , Natural Gas	Parking:	Off Street
Cooling:	Ceiling Fan(s) , Central Refrig. , Evaporative	Flooring:	Carpet , Wood
Roof:	Other See Remarks	Rd Acc/Mnt:	ACCESS-City , MAINT-City
Finance:	1031 Exchange , Any Financing , Cash , Cash to New Loan , Submit to OMC	Bldg Type:	2 - 4 Units , Retail
Rec Avail:	- None		

Directions: APPROX 1 BLOCK WEST OF MONTEZUMA ON GURLEY

Remarks: 2 UNIT COMMERCIAL BLDG IN THE HEART OF DOWNTOWN PRESCOTT, MODIFIED NET LEASES, OWNER PAYS TAXES, INSURANCE. BOTH LEASES APPROX 4 YRS OLD WITH 1 YEAR LEFT AND 2 5 YEAR OPTIONS. DO NOT DISTURB TENANTS OR EMPLOYEES. CALL LISTING AGENT FOR ADDITIONAL INFORMATION. ALL RECORDS AVAILABLE WITH ACCEPTED OFFER ONLY. 4.5 & 5.00% INCREASES PER YEAR.



Prepared by: SAM LEWIN
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