

FREMONT PLAZA MULTI TENANT

141 S. McCormick Street, Prescott, AZ 86301



UNDER PERFORMING MULTI-TENANT ASSET: PRESCOTT, ARIZONA

RETAIL & OFFICE

28,434 SF

±32 TENANTS

PRICE: \$4,500,000

PROPERTY DESCRIPTION

This fully leased, under performing, multi-tenant retail and office complex is located in downtown Prescott, Arizona, just two blocks from Whiskey Row and the Yavapai County Courthouse.

Tenants include Prescott's famous El Gato Azul restaurant, and the office building is located on the NE corner of Goodwin and McCormick Streets.



DONALD TEEL, Senior Associate

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MATT FISH, MBA, Owner

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UNDER PERFORMING ASSET

- Appraised at **\$4,425,000** – Call for Copy
- 2025 NOI: \$88,306 (Convert to NNN by 2028)
- Projected 2028 NNN NOI: \$ 300,000±
- Net Leasable Space is 20,891 SF
- Two Stories with Private Parking Garage
- Under Performing Multi-Tenant Asset – Call
- Sub-Market Short Term, Modifiable Leases
- Call for Lease Performance Analysis

All information is deemed generally reliable but subject to change without notice. All parties are obligated to verify all information before entering into any contract to purchase or lease. Nothing contained herein is deemed to be a contractual agreement. This is an offer to sell or lease, subject to negotiated terms and conditions.

122 N Cortez Street, Ste 300 · Prescott, AZ 86301

ARIZONA  **COMMERCIAL REAL ESTATE**