

Agent Report (1)

660 S PINAL PARKWAY AVE, Florence, AZ 85132

\$425,000



Comm/Industry Sale		Incomplete
Type of Property: Mixed Use - Office & Res Ttl Apx SqFt Bldg: 6,800 Ttl Apx SqFt Land: 18,003 # of Buildings: 1 Total Parking Spcs: 12 Covered Parking Spcs: 0 Uncvr'd Parking Spcs: 12 Year Built: 1969 Zoning: 1500		Subdivision: DOUGLAS ADDITION Tax Municipality: Florence Marketing Name: Planned Cmty Name: Volts/Amps: Type of Property: Mixed Use - Office & Res Hun Block: Map Code/Grid: Census Tract: 902

Cross Streets: Highway 79 & Gressinger St **Directions:** Located on the NW corner

Public Remarks: This is a unique opportunity to own a mixed use building in Downtown Florence. Priced below market due to condition but truly a diamond in the rough for the right buyer. The building has been vacant for some time and is in need of complete renovation. The tax assessor use code is 1500, primary use is commercial category: office building, with store or apartment sub-category. The property is being sold as-is. The buyer will be responsible to verify condition and desired use. The seller is a conservator for the estate and court approval will be required after any seller accepted offer.

Features	Financial Info	Construction & Utilities	County, Tax and Financing
Building Type: Commercial Interior Features: Unfinished; Phone Available; Private Restrooms Exterior: Corner Lot; Dual Street Ftg; Storage Yard; Sidewalk(s) Building Features: Kitchen; Showers - Office; Display Window(s) Parking Features: Free; Parking Lot; Private Loading Facilities: None Ceiling Height: 8.1 Feet to 10 Feet; 10.1 Feet to 12 Feet Freeway/Highway: Frontage Business Type: Barber/Beauty; Dental; Office Supply; Mixed; Service Business; Professional/Office; Retail; See Remarks	Gross Annual Sch Inc: \$0 Adjusted Gross Inc: \$0 Other Income: \$0 Net Operating Income: \$0 Annual Ownr Asoc Fee: \$0 % Vacancy Allowance: 0 Owner Association: No Source of Fincl Data: Unknown	Construction: Block; Wood Frame Roofing: Built-Up; Foam Floors: Concrete; Vinyl; Ceramic Tile Fencing: Block Heating: Forced Air Cooling: Central Air Gas: None Electric: APS; Individual Meter Water Source: City Franchise Sewer: Sewer - Public Road Surface Type: Paved Road Access Type: City Street Road Responsibility: City Maintained Road Environmental: None	County Code: Pinal Legal Description (Abbrev): LOT 4 BLOCK 41 DOUGLAS ADDITION AN: 202-03-171-A Lot Number: 4 Town-Range-Section: 05S-09E-01 Cty Bk&Pg: Taxes/Yr: \$4,184/2025 Ownership: Fee Simple Total Owed: 0 Equity: \$425,000 New Financing: Cash Only Reports/Disclosures: Seller Prop Disc Strm Auction: No Special: Estate Sale; Court Approval Required

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0 List Date: 05/05/2026 Expire Date: 04/30/2027 Status Change Date: 05/05/2026	Original List Price: \$425,000 List Price: \$425,000	Type: Exclusive Right To Sell

Private Remarks: This property is being sold as-is, part of an estate sale and will require court approval as part of the closing process. Preliminary Title paperwork already started with Clear Title, Denise Schnaible, 480-278-8430, dschnaible@cleartitleaz.com, 1530 E Williams Field Rd #110 Gilbert AZ 85295

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: Yes Primary Showing Contact: Listing Agent Showing Service: No Showing Service Used Showing Notification Methods: Showing Service; No Showing Service Used	Vacant: Yes Occupant - DND2: Vacant	Lockbox Type: None

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Brook Miller bm148 BR533974000	RE/MAX Fine Properties rmfp13 LC629808017	602-391-7164	480-792-9500	brookmiller27@gmail.com	602-391-7164	

Listing Broker's Signature

Listing Broker's Signature

Date

Seller's Signature

Seller's Signature

Date