

# INDUSTRIAL LAND FOR SALE

2651 N 3<sup>rd</sup> St Prescott Valley AZ

Highway 69

5.85 acres

North 3<sup>rd</sup> Street

\$1,995,000

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# PROPERTY DESCRIPTION

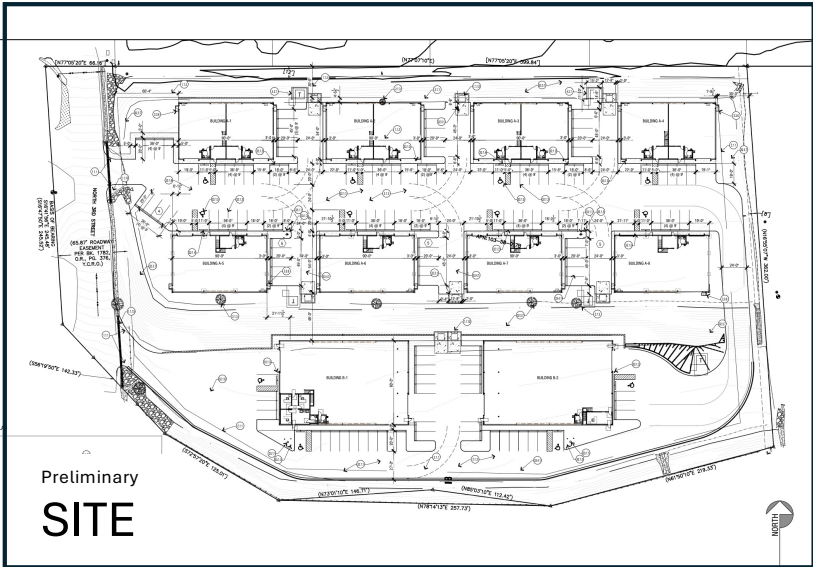
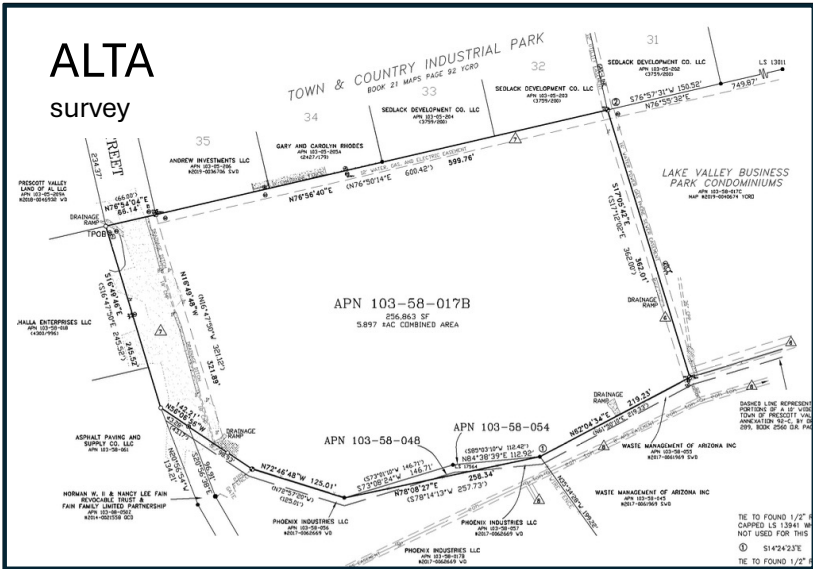
**RARE large parcel of IG zoned land.**

5.85 acres Ready to build your project.

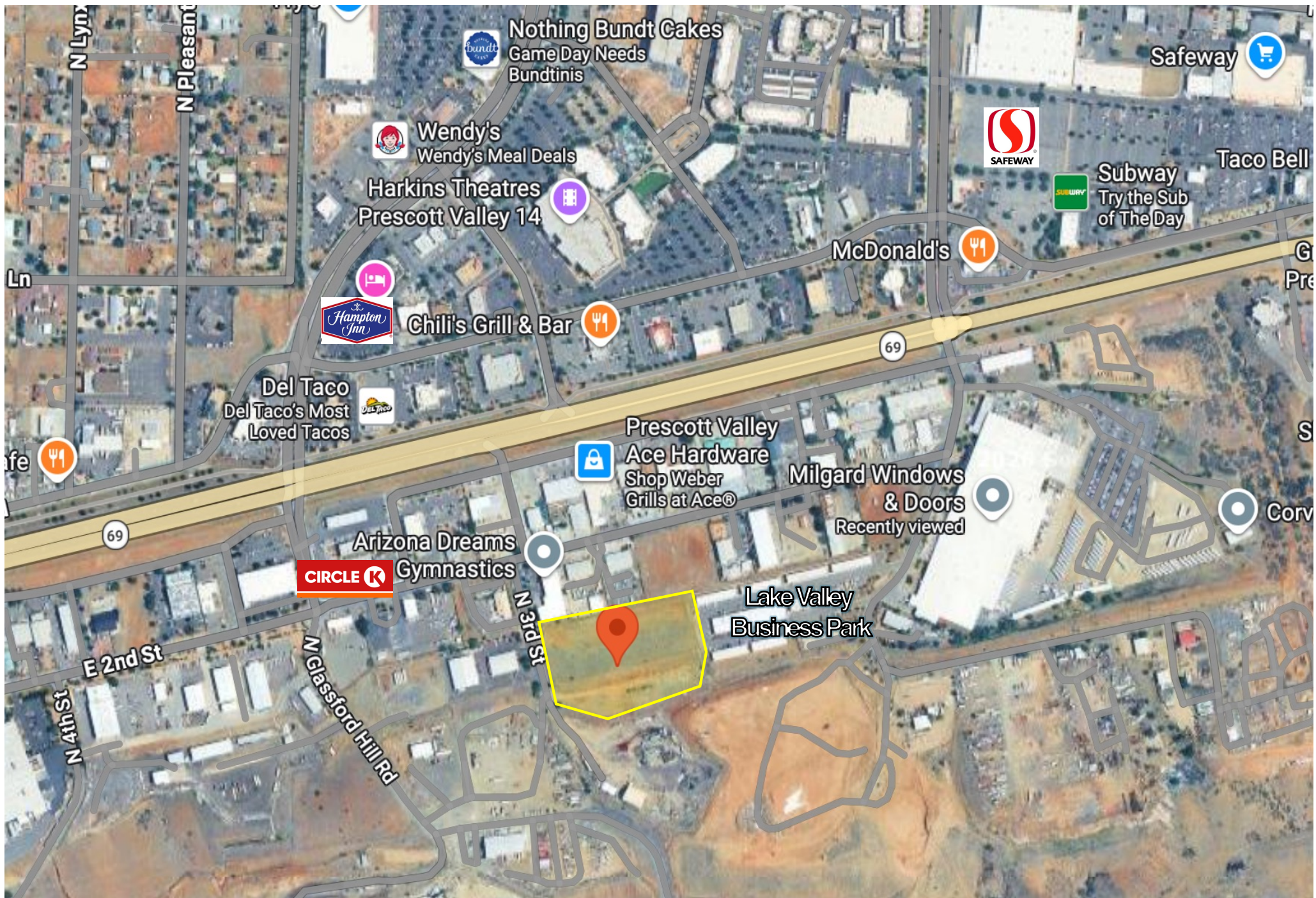
IG, Industrial General zoning allows for many uses including manufacturing, fabricating, light machine shops, welding, distribution centers and more. Check PV zoning ordinance for more info.

Water, gas and electric are at the lot line. Owner has secured an easement for sewer connection. There are 2 small additional parcels included 103-58-056 .06 ac and 103-58-054 .04 ac. ALTA survey and Phase 1 (2020) available.

Owner may consider dividing the property. Owner may carry financing with 50% down, on a case-by-case basis.



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**LOCATION**



# ADDITIONAL PHOTOS

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