



Offering Memorandum - Freestanding Office Building

3044 N Tani Rd

Prescott Valley, AZ 86314

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Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at **3044 N Tani Road, Prescott Valley, AZ 86314, (Property)**. Colliers, as agent, has prepared this document. This Offering Memorandum may not be all-inclusive or contain all of the information a purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by prospective purchasers in the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner. Neither Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its content and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions without reliance upon the material contained herein, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. All photographs and graphic elements are property of the Owner and use without Owner's expressed written permission is prohibited; and
4. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers by prospective purchasers of the Property, and to terminate discussions with any person or entity reviewing these documents or making an offer to purchase the Property unless and until a written agreement has been fully executed and delivered.

If you wish not to pursue negotiations regarding the Property, or you discontinue such negotiations, then you agree to destroy all materials relating to this Property, including this Offering Memorandum, and to certify to Owner that you have done so.

A prospective purchaser's sole and exclusive rights with respect to a prospective purchase of the Property, or information provided herein or in connection with the Property shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there will be no change in the state of affairs of the Property since the preparation of this Offering Memorandum by Owner and Owner's Agent.

For Sale | 3044 N Tani Road, Prescott Valley, AZ

Executive Summary

Available for sale is 3044 N Tani Road, Prescott Valley, AZ 86314, comprised of a free-standing office building located in the Prescott & Sedona Submarket.

This is an opportunity to own a free-standing office building in Prescott Valley, Arizona, instead of paying rent to a landlord.

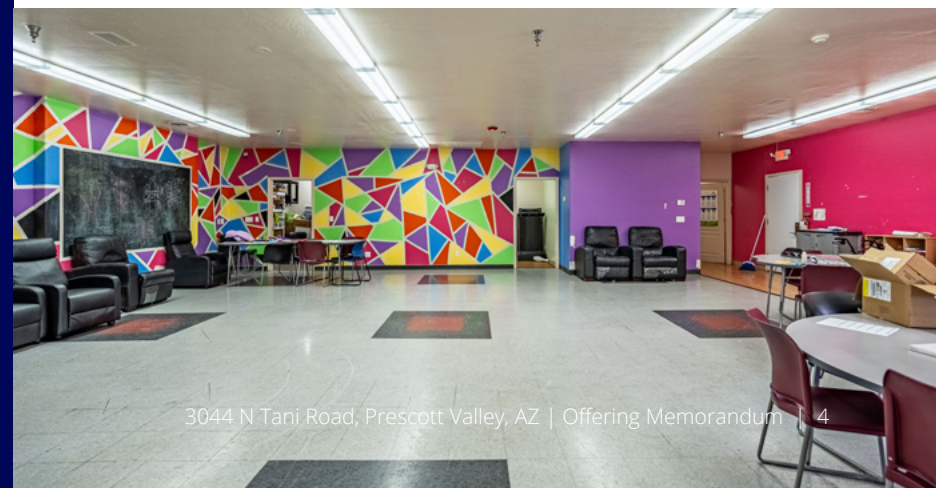
The property is approximately 2,844 square feet in size and the asking price is \$654,120.



Asking Price
\$654,120
(\$230/SF)



Total
Available SF
±2,844 SF



The Location

The property is located right off State Route 69, the major thoroughfare through the cities of Prescott Valley and Prescott, Arizona. Walkable amenities include Circle K, Oliva's Mexican Food, Dairy Queen and Denny's.

About Prescott Valley

Located at 5,100 feet in elevation in a spectacular valley between the Bradshaw and Mingus Mountains, Prescott Valley enjoys a mild year-round climate with four distinct pleasant seasons. It is located 10 minutes away from historic Prescott, one hour from the deserts and lakes around the Phoenix metro area, and about 1.5 hours from the ski slopes of Flagstaff. Prescott Valley was settled by ranchers in the 1880s, raising beef to supply miners and new settlers in the area.

Prescott Valley has an excellent highway system, more than 800 acres of industrial parks, a skilled and versatile workforce and a top-notch infrastructure that includes modern water, sewer systems and natural gas lines. Prescott Valley's economy consists of industrial, manufacturing, retail and service businesses.

Via Prescott Valley Chamber of Commerce



The Property

The property was originally constructed in 2005 and has primarily been used as a day care center. Its most recent use was by *ResCare Youth Services of Arizona*, a network of agencies that support individuals with intellectual and developmental disabilities. The property totals 2,844 square feet and is on 0.28 acres. Zoning is C-2, town of Prescott Valley. The property has room for twelve parking spaces.

The general layout of the suite consists of a lobby, conference room, offices, large open area in the middle, two restrooms, a kitchen/break area, and a storage/server room. The building has sprinklers and is located next to a city park.



Construction Costs

With the recent staggering inflation to our economy, construction costs also increased substantially. This is an opportunity to own a property at a price below replacements costs. Build-out costs of the interior of the suite have gone up by at least 30% from when the suite was originally constructed.

Parking

Included with this property at no additional cost are twelve parking stalls.





Total Building Area

±2,844 SF

Year Built

2005

Property Address

3044 N Tani Road
Prescott Valley, AZ 86314

Parking

12 spaces

Floors

One

Parcel Number

103-26-473A







Glassford Hill



69

69

N Robert Rd



Florentine Rd

N Tani Rd

N Tani Rd

N Tani Rd

Financials



Should you Own or Lease?

By owning this property for 10 years, an average of approximately 31% of each payment you make is principal that you are paying back to yourself. You are also able to have a long-term “fixed” monthly payment that doesn’t increase every time the landlord wants to raise the rent. An example of the cost of owning this property follows.



Estimated Operating Expenses 2025



3044 N Tani Rd, Prescott Valley, AZ	Total Amount	Per Square Foot
Electric (monthly average is \$400)	\$4,800	\$1.69
Real Estate Taxes (2024)	\$6,382	\$2.24
Insurance (JAB estimate)	\$1,200	\$0.42
Maintenance and Repairs (JAB reserve estimate)	\$2,400	\$0.84
Total	\$14,782	\$5.20



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3044



Accelerating success.

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