

## Customer w/Gallery




Commercial 791456 Active		2112 Kingman Ave Kingman, AZ 86401		 (4)		L\$99,900 <input type="checkbox"/>			
		<b>Total # Units:</b> 1 <b>Total # Bldgs:</b> 1 <b>Bus. Name:</b> <b>Year Built:</b> 1983 <b>Apx Total SqFt:</b> 1,144 <b>Apx Lot Dims:</b> 60x100 <b>Apx Lot SqFt:</b> 6,000.0 <b>Apx Acres:</b> .14 <b>Stories:</b> 1		<b>Type:</b> Commerical <b>Bus and/or RE:</b> RE Only <b>Cross Street:</b> Fairgrounds Blvd <b>County:</b> Mohave <b>Area:</b> Central Kingman <b>Subdivision:</b> Golden Gate <b>Exposure:</b> N <b>Builder:</b> Unknown <b>Road Frnt:</b> 60 <b>Zoning:</b> Comm: Service Business					
<b>Management:</b>		<b>Gross Inc:</b> \$		<b>Gas:</b> \$		<b>Maint:</b> \$		<b>CAP:</b> \$	
<b>Prop. Mgmt:</b> \$		<b>Net Inc:</b> \$		<b>Electric:</b> \$		<b>Sewer:</b> \$		<b>CAM:</b> \$	
<b>P P Taxes:</b> \$		<b>Insurance:</b> \$		<b>Water:</b> \$		<b>Trash:</b> \$			
<b>Equip. Leases:</b>									
Features									
<b>Current Use:</b> Residential , Vacant									
<b>Features:</b> Living Quarters , Washer/Dryer Hookup									
<b>Owner Pays:</b>									
<b>Tenant Pays:</b>									
<b>Slr Doc Avail:</b>									
<b>Lot Desc:</b>		<b>Construction:</b> Stucco , Wood Frame		<b>Roofing:</b> Shingle		<b>Flooring:</b> Concrete , Vinyl Tile , W/W Carpet			
<b>Load Dock:</b>		<b>Parking:</b> 6 - 10 Spaces , Carport		<b>Electric/Gas:</b> 110 Volt , 220 Volt		<b>Fencing:</b> Chain Link		<b>Lockbox Loc:</b> Front Door	
<b>Heat/Cool:</b> Cooling-Central Elec		<b>Water/Sew:</b> Water-City , Other See Remarks		<b>Terms:</b> Cash , Conventional					
Unit Data									
	<b>ID</b>	<b>SqFt</b>	<b>Tenant</b>	<b>Rent</b>	<b>Annual/Monthly</b>				
	Unit 1								
	Unit 2								
	Unit 3								
	Unit 4								
	Unit 5								
	Unit 6								
<b>Public Rems:</b> Recently updated 1144 sq.ft. 2 br/2 ba home with great commercial potential and C-3 zoning located right next to Circle K. New central air, flooring, paint (inside&out), large bathroom easily convertible to handicap access. Perfect bldg for professional/medical office or other business uses.									
<b>Directions:</b> Andy Devine Ave to Fairgrounds to Kingman Ave.									
<b>Taxes:</b> \$0		<b>Tax Year:</b> 2006		<b>Parcel ID:</b> 311-12-121a		<b>Assessment:</b> \$			
<b>Tract/Blk/Lot:</b> NA/88/181&182		<b>Assmnt Type:</b>		<b>SqFt Source:</b> Tax Roll					
<b>HOA/Dues:</b> No/ \$		<b>Ann/Qtr/Mthly:</b>		<b>GPS Coord:</b>		<b>Twp/Rng/Sec:</b> 21N/ 16W/ 18			
<b>Map Coord:</b>		<b>Possession:</b> At Close							
<b>Flood Plain:</b> No									
Prepared by									
		<b>Prepared by: Kent Luken</b>		<b>Email :</b> Kent@KentLuken.com					
		<b>Eagle Realty</b>		<b>Direct Ph# :</b> (928) 530-8025					
		<b>1200 E ANDY DEVINE AVE.</b>		<b>Other Ph# :</b> (928) 530-8025					
		<b>KINGMAN, AZ 86401</b>		<b>Fax Ph# :</b> (928) 441-2093					
								<a href="http://www.KentLuken.com">http://www.KentLuken.com</a>	
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