



The Historic Beale Street Ensemble



616 and 620 E Beale St, Kingman, AZ 86401

A Rare Opportunity for Pride of Ownership and Professional Versatility

This unique offer presents a meticulously maintained "Ensemble" of two adjacent parcels in the heart of historic Kingman. Sold as a single unit, these properties combine 1920's historical charm with steady rental income. Whether you are looking for a turnkey investment to manage yourself or a professional space to partially occupy while collecting rent, this collection offers unmatched flexibility and character.

Investment Overview

- **Total Offering Price:** \$540,000
- **Total Annual Net Revenue:** \$36,524
- **CAP Rate:** 6.76%
- **Occupancy:** 100% (All units currently leased)
- **Property Type:** Commercial Zoning with versatile usage

The Properties

616 – The Kayser House *Professional Office / Boutique Space*

- **History:** Built circa 1940.
- **Features:** Features a large reception area, client waiting room, conference room, and three private offices.
- **Size:** Approx. 1,209 sq ft.
- **Rent:** \$1,450/month

620 – The Railroad Houses *Historic Multi-Unit Collection*

- **History:** Seven historic units (circa 1920) relocated and re-purposed as charming rental spaces.
- **Layout:** Six units on a signature decked walkway plus one free-standing detached unit.
- **Size:** Approx. 1,318 total sq ft.
- **Rent:** \$2,730/month, average \$390 each unit

Site Specifications & Logistics

- **Parcel Numbers:** 303-12-028 (616) and 303-12-029 (620).
- **Total Acreage:** 0.48 Acres (0.24 Acres per parcel).
- **Parking:** Four dedicated on-site parking spaces, and ample free street parking directly in front.
- **Recent Improvements:** New deck, new doors, and fresh interior/exterior paint.
- **Utilities:** Highly efficient for ownership; **all tenants** (both Kayser House and Railroad Houses) pay for the utilities.

Financial Breakdown (Details on request)

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|------------------------------------|-----------------------------------|
| • Total Annual Income today | \$50,160 or \$19.85/sq ft. |
| • Annual Operation Expenses | \$13,636 |
| • Annual Net Income | \$36,524 cap Rate 6.76 % |
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Contact & Inquiries

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