

# \$550,000 - 1414 N State Route 89, Chino Valley

MLS® #6851603

## \$550,000

3 Bedroom, 2.00 Bathroom, 2,937 sqft  
Residential on 1 Acres

None, Chino Valley, AZ

This unique 1.2-acre property in the heart of Chino Valley offers a rare blend of local history and future potential. Once a boarding house and later a family home surrounded by open alfalfa fields, the property has evolved alongside the town itself. As the landscape shifted and neighboring properties transitioned into commercial businesses, this parcel remained a constant and is now ready for its next chapter. Zoned Commercial Light (CL), the possibilities are wide-ranging and ideal for those looking to establish office space, a service-based business, retail storefront, or even a live/work setup. The main home provides a welcoming presence and could easily be repurposed into professional office space, complete with multiple rooms for private offices, a reception area, or meeting spaces. Two detached outbuildings, both equipped with power and mini-split HVAC systems, offer flexible options for additional office suites, studios, or small business operations. A large garage/workshop on the property adds to the functional value, perfect for storage, equipment, or workshop needs. The flat, usable 1.23 acres provides ample room for expansion, additional parking, or outdoor commercial use, all with excellent visibility and access from Highway 89. With its deep roots in Chino Valley's past and its strategic position for future growth, this property is a rare opportunity for entrepreneurs, investors, or anyone looking to create something special in a growing



community. Whether you're revitalizing the original structures for modern use or envisioning a larger commercial development, the groundwork is already in place for a dynamic future.

Built in 1954

**Essential Information**

MLS® #	6851603
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,937
Acres	1.23
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Ranch
Status	Active

**Community Information**

Address	1414 N State Route 89
Subdivision	None
City	Chino Valley
County	Yavapai
State	AZ
Zip Code	86323

**Amenities**

Utilities	APS,Unisource
Parking Spaces	6
Parking	Tandem Garage, Detached
# of Garages	6
Pool	None

**Interior**

Interior Features	High Speed Internet, Eat-in Kitchen, Full Bth Master Bdrm
Heating	Natural Gas

Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	1 Fireplace
# of Stories	1

## Exterior

Exterior Features	Storage
Lot Description	Desert Back, Desert Front
Windows	Vinyl Frame
Roof	Composition
Construction	Stucco, Wood Frame, Painted

## School Information

District	Chino Valley Unified District
Elementary	Del Rio Elementary School
Middle	Heritage Middle School

## Listing Details

Listing Office	eXp Realty
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