

# CENTRALLY LOCATED OFFICE BUILDING AVAILABLE

1940 S. 3RD AVENUE, YUMA AZ 85364



## PROPERTY SUMMARY:

Total building size: +/- 7,480 SF  
Lease Space Available: +/- 4,000SF  
Land size: +/- 0.57 acres  
Parcel #: 665-43-099  
Zoning: B-2 (Commercial)  
Ample parking  
Divisible into either 1,600SF or  
2,400 SF separate office spaces

**SALES PRICE:**  
**\$925,000.00**

**LEASE RATE:**  
**\$1.25 / SF / MONTH + NNN**

FOR MORE INFORMATION CONTACT:

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