

FOR SALE

SIERRA VISTA, AZ OCCUPIER/INVESTMENT PROPERTY

1939 S. FRONTAGE ROAD :: SIERRA VISTA, AZ 85635



PROPERTY SPECIFICATION AND PRICING

OFFERING PRICE:	\$925,000 (\$74.24/SF)
BUILDING SIZE:	±12,460 SF (Cochise County Assessor)
LAND AREA:	±44,650 SF
OCCUPIED TENANT SPACE:	±4,000 SF
2015 GROSS RENTAL INCOME:	\$43,629
AVAILABLE SPACE:	±8,460 SF
TERMS:	Seller financing available for qualified buyer.
ZONING:	GC, City of Sierra Vista. Allows for retail and office use.
DESCRIPTION:	Quality masonry construction building located across from the Sierra Vista Mall. Great access and exposure on Highway 92, ample at-door parking. A unique opportunity for a value-add investor or an occupier to have in-place income and room for expansion.



TENANT ROSTER

PAWS & EFFECT	SUITE D ±1,250 SF
PRESTIGE TILE	SUITE E ±1,250 SF
DR. AGUSTINE BOSAH, MD	SUITE G ±1,500 SF



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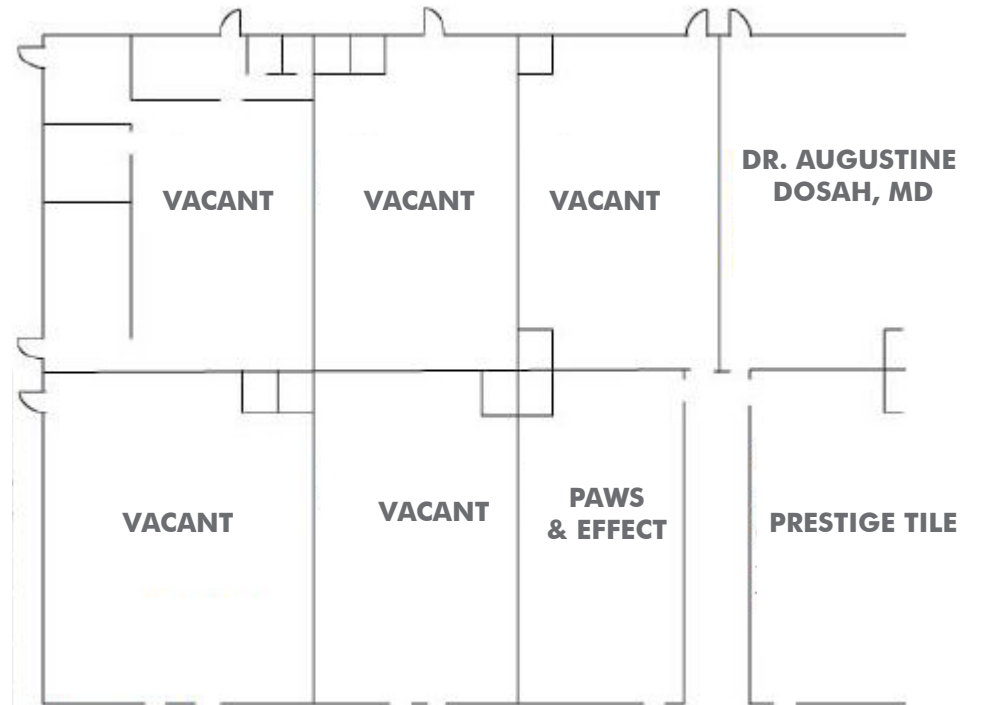
1939

S. FRONTAGE RD

Sierra, Vista, Arizona 85635



CLOSE-UP AERIAL MAP



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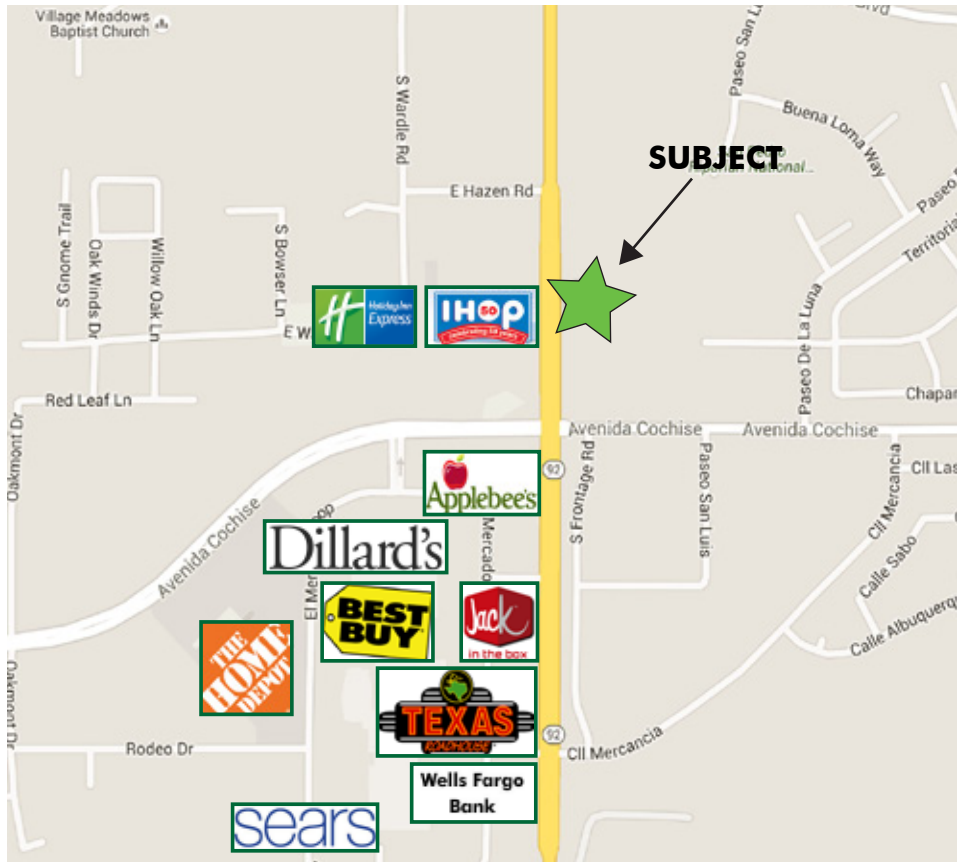
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AMENITIES MAP



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