

# Corner Retail/Office Space

51 S. 2nd Street, Sierra Vista, AZ. 85635



## Property Highlights

- Great Location in the center of Sierra Vista's CBD.
- Landlord will provide substantial TI Allowance for build out
- Parking that surrounds the property.

Rate ..... \$2,700/mnth  
Parcel # ..... 105-10-022A  
Property Taxes ..... \$.64/sf/yr  
Insurance ..... \$.27/sf/yr  
Total Building Size ..... 1,800 sf  
Total Land Area ..... 6,023 SF  
Zoning ..... General Commercial  
Heating/AC ..... yes  
Term ..... Negotiable

**Call Today**

For More Information  
Contact

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(520) 458-1666  
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## Location

The property is located at the north east corner of Second Street and Bartow just one block off Fry Boulevard.

## Description

The property consists of an 1,800 sf block building with a newly finished exterior. The interior of the space is open and currently in a grey shell condition with a plumbing core to accommodate two to four bathrooms and a break room. The Landlord will provide a Tenant Improvement Allowance to complete the interior construction, new mechanical inside, and roof mounted HVAC system to meet Tenants specific requirements.



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[www.fwpc.net](http://www.fwpc.net)

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