

PRIME Corner Retail/Office

3695 E. Foothills Drive, Sierra Vista, AZ. 85635

FOR SALE



Property Highlights

- **INCREDIBLE** Location at the NE corner of Highway 92 and Foothills on the going home side of the street.
- Nearly **ONE ACRE** on a signalized intersection
- **High traffic and High Visibility**

PRICE \$1,200,000
PRICE/ SF \$118.73/sf
NOI (proforma) \$86,831
CAP Rate 7.25%
Parcel # 105-05-004
Property Taxes \$17,788.70
Total Building Size 10,107 sf
Total Land Area 43,168 SF
Zoning General Commercial
Heating/AC yes
Year Built . . 1967, 1974, 1984, 1985

Call Today

For More Information Contact
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frank@fwpc.net
or

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candicejwhite@gmail.com

Location

The property is located on the going home corner of Highway 92 and Foothills, a major arterial intersection with high traffic counts. The location is considered a highly desirable prime corner in Sierra Vista, AZ.

Description

The property consists of three buildings totaling 10,107 sf with ten different office suites ranging in size from 650 sf to 1950 sf. The entire parking surface is concrete with 58 spaces. The property has a right in and right out on Highway 92 and full access off Foothills.



(520) 458-1666
Toll Free: 1(800)320-2381
Fax: (520) 459-0718



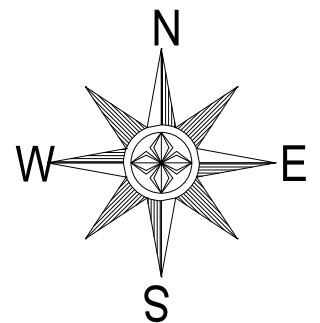
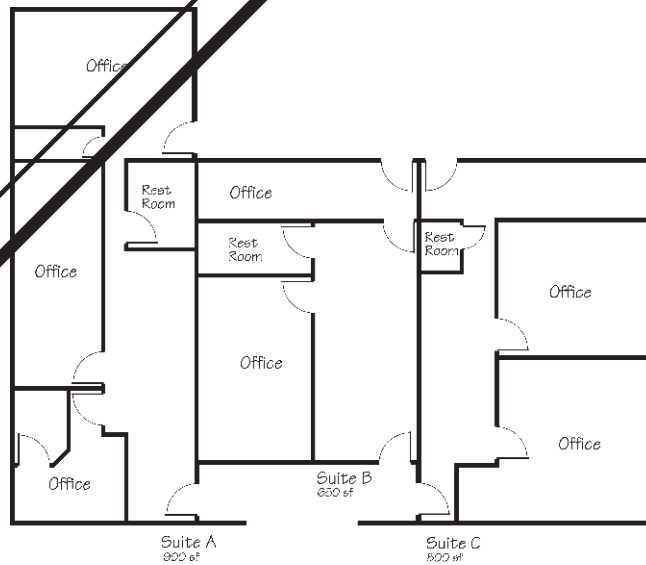
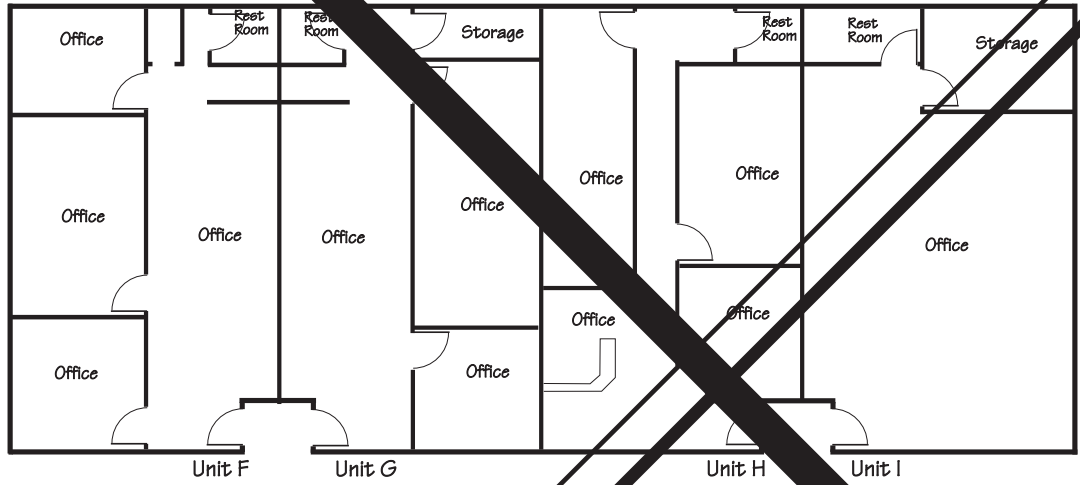
FIRST WEST
PROPERTIES CORPORATION

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Sierra Vista, Arizona 85635

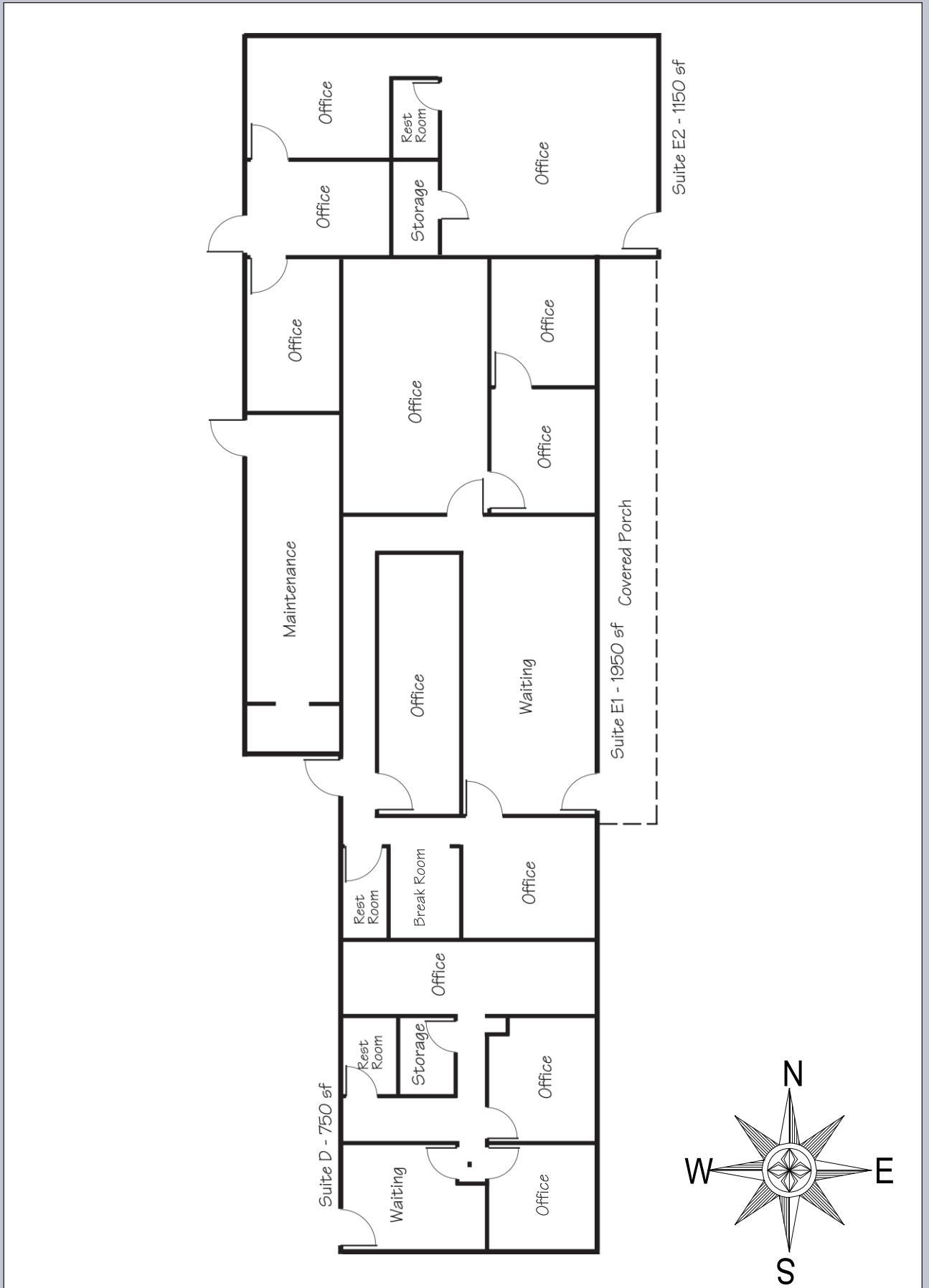
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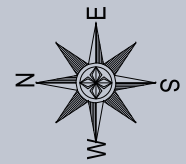


FLOOR PLAN



FLOOR PLAN





SITE PLAN



ARIEL VIEWS

