

# Premium Retail/Office Location

1160 East Fry Blvd., Sierra Vista, AZ. 85635



## Property Highlights

- Incredible location on the going home side of Fry Boulevard
- Perfect for a multitude of uses.
- Includes a bank vault with a vault door.
- Over parked with 74 spaces.

Rates. . . . . \$1,200,000  
Real Estate Taxes. . . . . \$12,589/yr  
Size . . . . . 5,883 sq. ft.  
Site . . . . . 1.28 Acres  
Zoning. . . . . GC  
Parking . . . (over parked) 74 Spaces  
(1 space per 80 sq.ft.)  
Heating/AC . . . . . Yes  
Assessors Parcel #: . . 105-06-119C  
Zoning . . . . . General Commercial  
Water. . . . . Private  
Sewer . . . . . City of Sierra Vista  
Electric. . . . . SSVEC

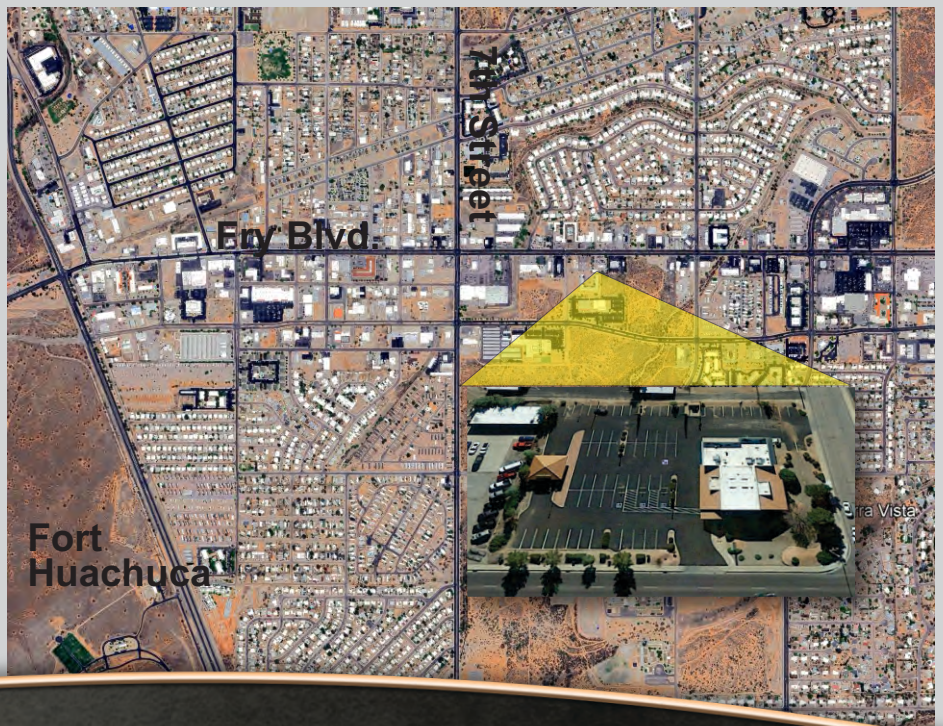
For More Information Contact  
**Frank T. Moro, DB**  
frank@fwpc.net

## Location

This gorgeous property is conveniently located at the north east corner of Fry Boulevard and Marianne Way in the heart of Sierra Vista on the going home side of the street. Ingress and Egress is considered exceptional.

## Description

The property was previously occupied by the National Bank of Arizona and includes eight professional offices, a 180 sf vault and vault door, a break room, four storage rooms, and finished ADA men's and women's bathrooms. There are 74 parking spaces with 3 handicapped spaces. The building is sprinkled and code compliant. The space was partially remodeled for Patio Pools.



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

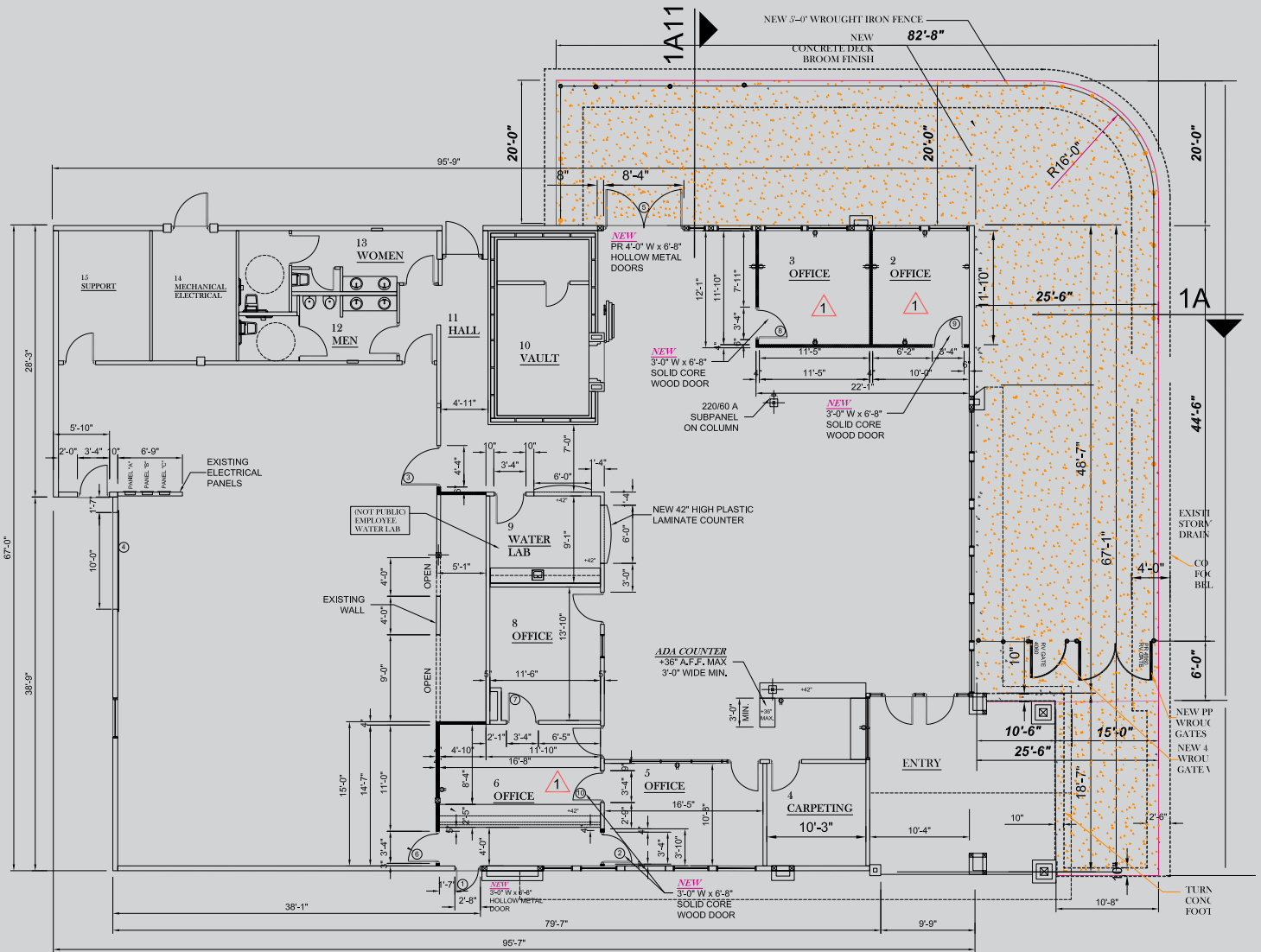


**FIRST WEST**  
PROPERTIES CORPORATION

www.fwpc.net  
1700 South Highway 92, Ste. E100  
Sierra Vista, Arizona 85635



# FLOORPLAN



NORTH

## 1 FLOOR PLAN

3/16"

5,883 S.E. GROSS TENANT IMPROVEMENT AREA



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