# **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
ZoningGC
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.

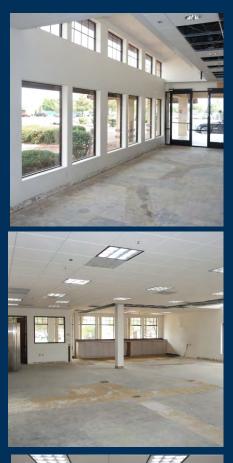


(**520) 458-1666** Toll Free: 1(800)320-2381 Fax: (520) 459-0718



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

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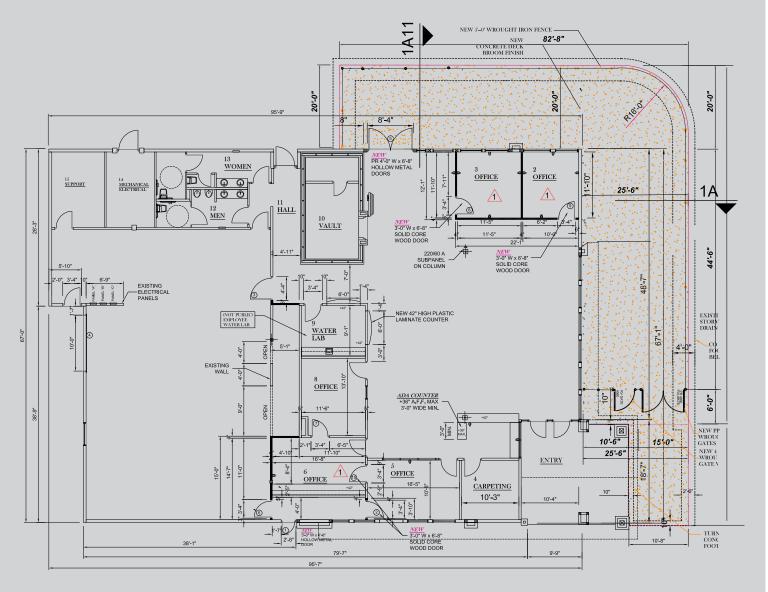


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# **FLOORPLAN**



1 FLOOR PLAN NORTH 5,883 S.F. GROSS TENANT IMPROVEMENT ARE

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