



FOR SALE | OWNER USER DENTAL SPACE

2277 E Wilcox Dr.

SIERRA VISTA, AZ 85635

Sierra Vista , AZ 85635

PRESENTED BY:

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE	\$599,999
BUILDING SIZE	2,673 SF
LOT SIZE	19,166 SF 0.44 AC
PRICE PSF	\$224/SF
APN	105-07-022L
CONSTRUCTION YEAR	2006
PARKING	14 Surface Spots
2024 TAXES	\$7,754.40



PROPERTY HIGHLIGHTS

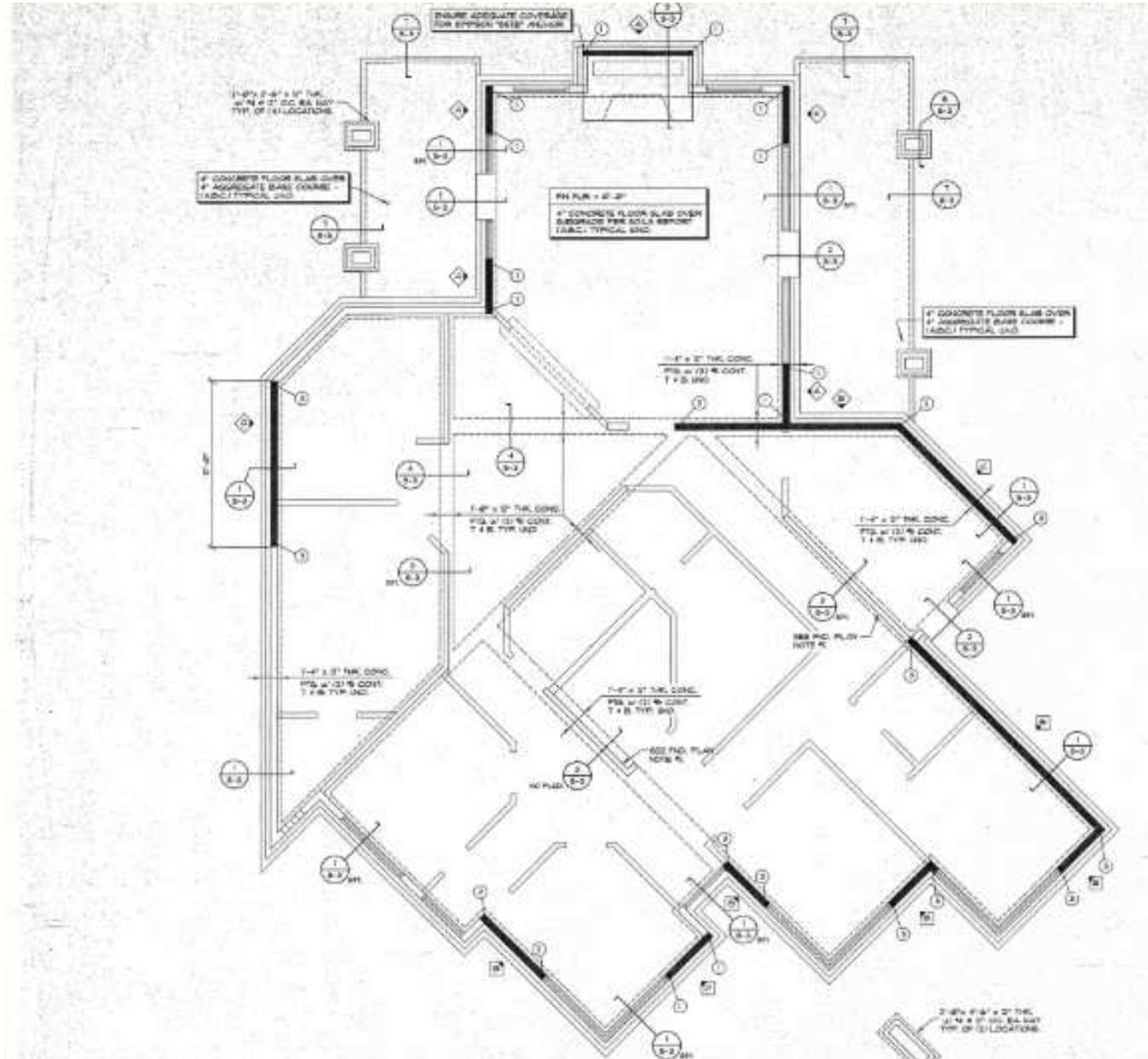
- Currently built out as Dental Office
- 4 Operatories
- Multiple bathrooms
- Private provider office
- Sterilization and lab space
- Oversized lot provides additional development if needed
- Medically dense area
- Proximity to downtown Sierra Vista and Fort Huachuca



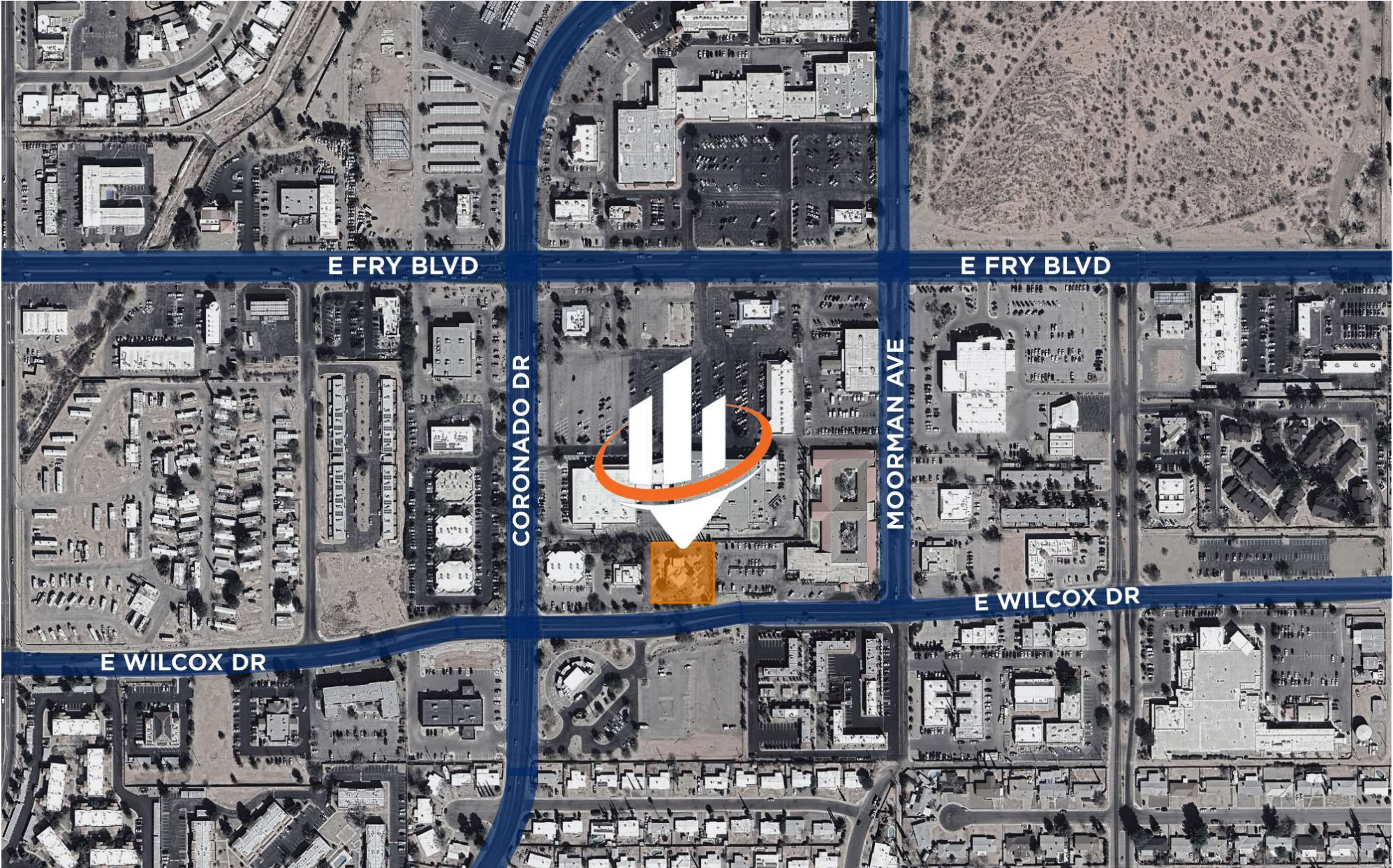
INTERIOR PHOTOS



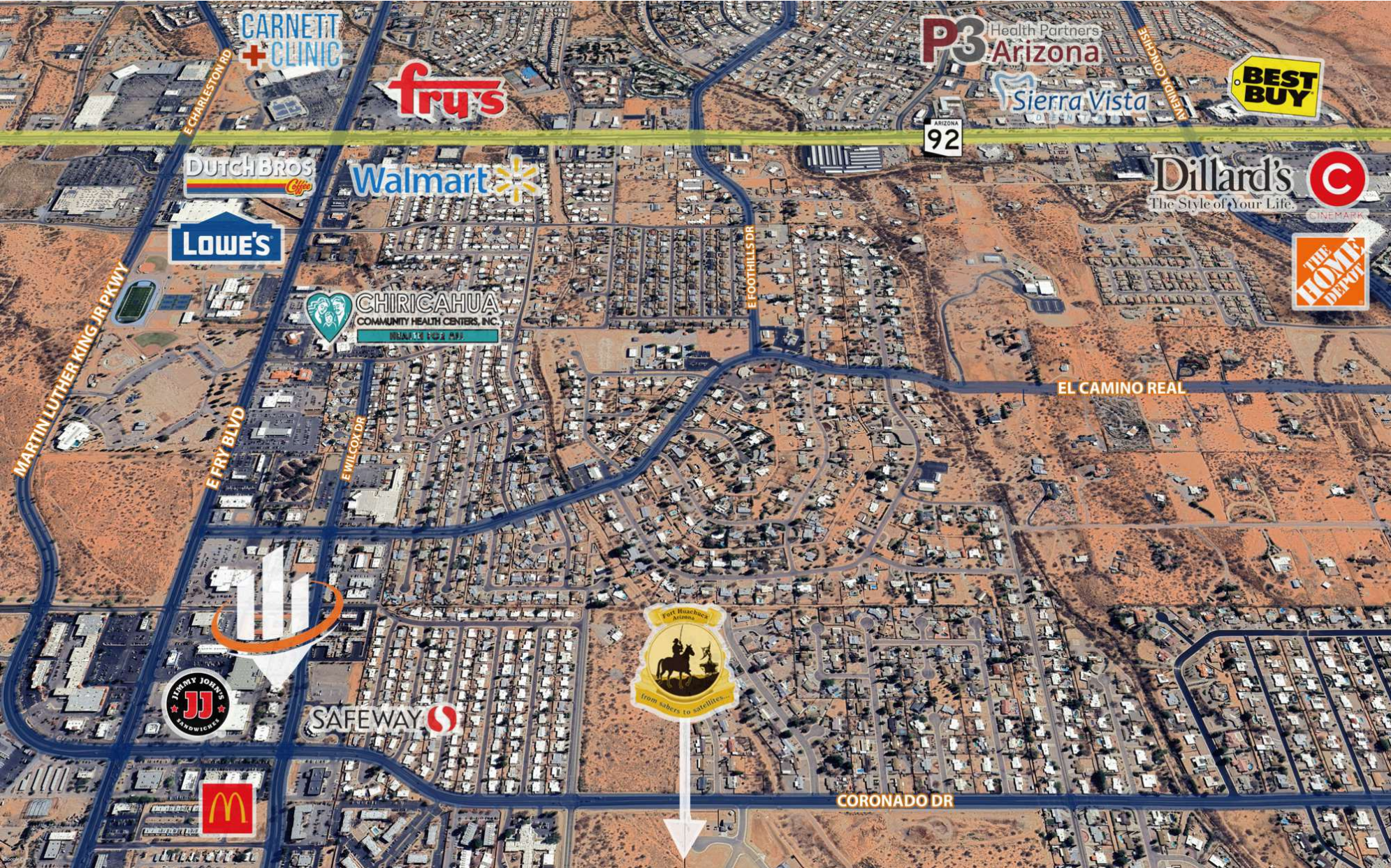
FLOORPLAN



PROPERTY AERIAL



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,463	37,438	48,875
AVERAGE AGE	42	43	42
AVERAGE AGE (MALE)	40	42	41
AVERAGE AGE (FEMALE)	43	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,333	16,641	20,501
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$78,292	\$85,418	\$89,458
AVERAGE HOUSE VALUE	\$205,467	\$242,623	\$245,436

Demographics data derived from AlphaMap

