

FOR SALE

OFFICE - MEDICAL - RETAIL SPACE

222 E. Fry Boulevard, Sierra Vista, Arizona 85635

**SELLER FINANCING
AVAILABLE**

TERMS:

22.5% Down
6% per annum
20 year amort.



Location:

222 E. Fry Boulevard, Sierra Vista, AZ

(Located off the south east corner of 2nd Street and Fry Boulevard 3/4 of a mile from the main gate to Fort Huachuca)

Description:

This property offers 5,545 sf divided into a 1,550 sf built out office consisting of a reception area, lobby, conference room, six private offices, and two bathrooms. The remainder of the building consists of three 1,300 sf suites that flank an open air courtyard. The building is constructed of 8x8x16 CMU Block construction.

Purchase Price:

\$780,000

NOI:

\$59,786 (Proforma)

CAP Rate:

7.5%

PRICE/SF:

\$140.67/sf

Building:

5,545 sf

Site:

16,988 sf

Parking Spaces:

24

Assessors Parcel #:

105-10-025A & 105-10-005

Taxes:

\$2,438.24

For More Information Contact

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Designated Broker
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FIRST WEST
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