

# 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 . . . . . \$16.92/sf/yr**  
**Real Estate Taxes . . . . . \$2.14/sf/yr**  
**Insurance . . . . . \$0.24/sf/yr est**  
**Size . . . . . 5,883 sq. ft.**  
**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**

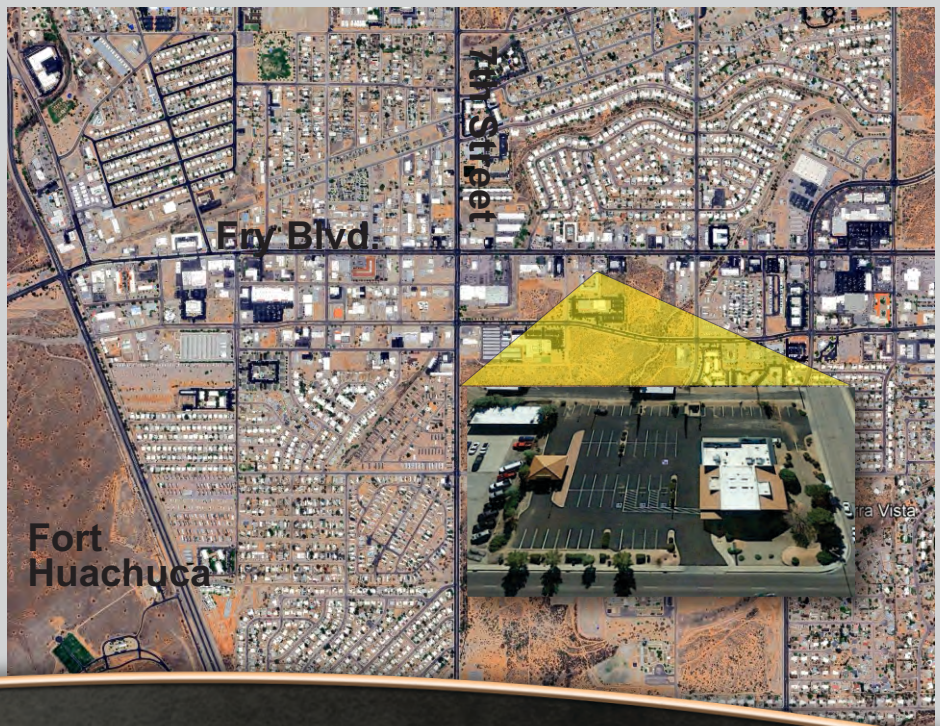
For More Information Contact  
**Frank T. Moro, DB**  
frank@fwpc.net

## 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

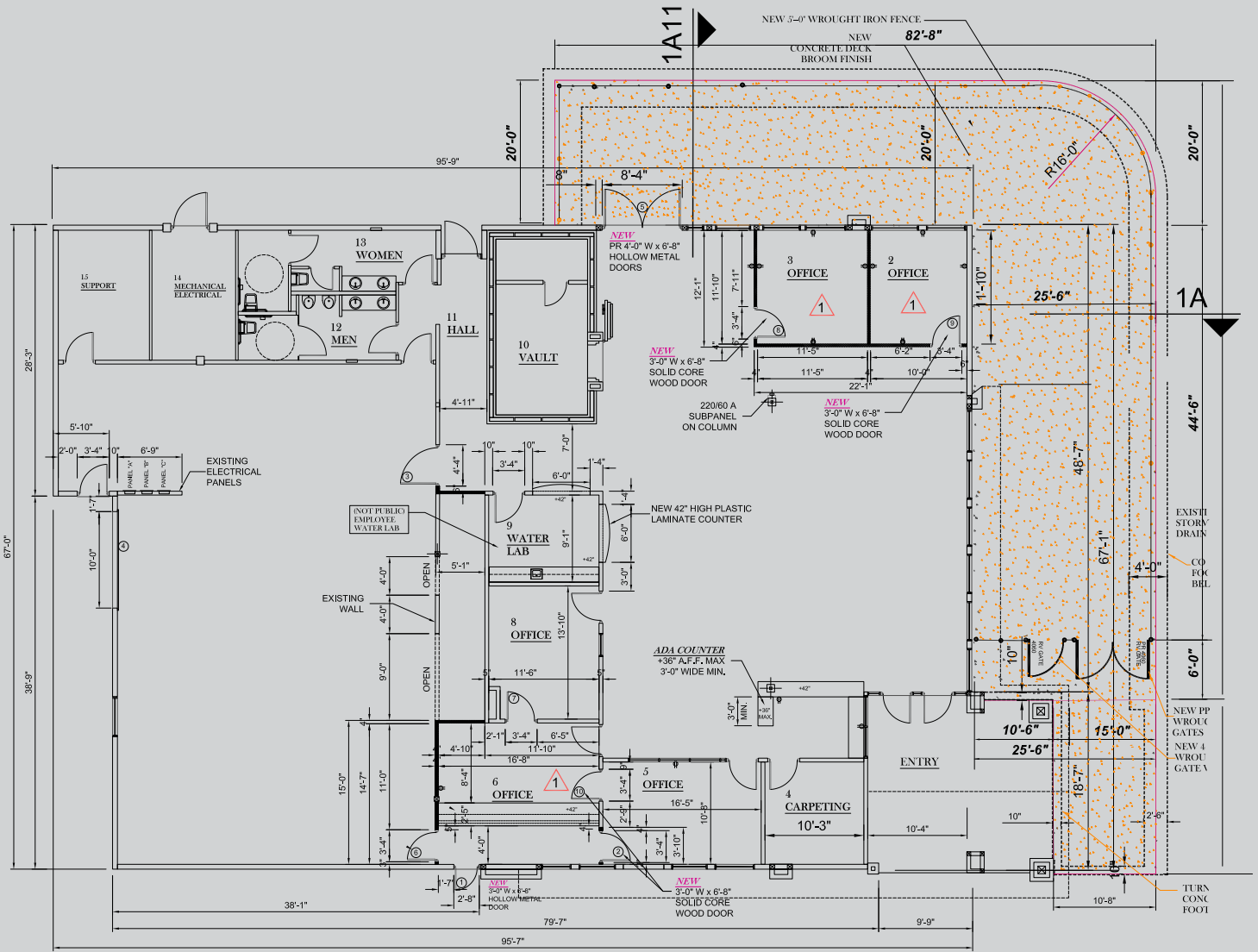


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[www.fwpc.net](http://www.fwpc.net)  
1700 South Highway 92, Ste. E100  
Sierra Vista, Arizona 85635



# FLOORPLAN



NORTH

## 1 FLOOR PLAN

3/16"

5,883 S.E. GROSS TENANT IMPROVEMENT AREA



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