

100% LEASED COMMERCIAL SHOP SPACE

5,725 sf FOR SALE | PLAZA VISTA, Sierra Vista, AZ



\$1,675,000 **CAP RATE: 7.8%**

Frank T. Moro, DB

President

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1700 S. Highway 92, Ste E100

Sierra Vista, A 85635

(520)458-1666 • www.fwpc.net

439 N. Highway 90 Bypass
SIERRA VISTA, ARIZONA 85635



FIRST WEST
PROPERTIES CORPORATION

PLAZA VISTA

5,725 sf 100% OCCUPIED

PROPERTY DETAILS

5,725 SF of PRIME SPACE 100% LEASED

CAP RATE 7.8%

Excellent Stabilized Tenancy

Great Street Visibility

Solid Construction

High Traffic Area just off a Signalized Intersection

BUILDING:	5,725 SF
SITE:	33,106 sf
LEASED:	100%
YEAR BUILT:	2004
ZONING:	General Commercial
ASSESSORS #:	107-16-029
PARKING:	53 (Plus reciprocal parking with adjacent center)

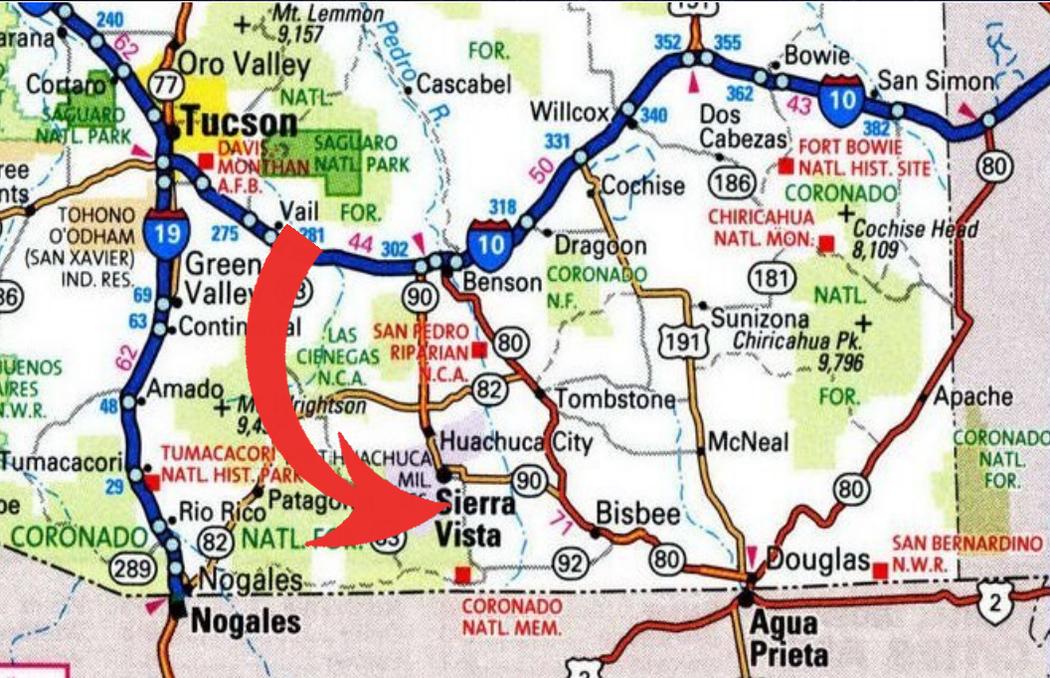
OPERATING SUMMARY

INCOME	INCOME
Gross Rents:	\$ 137,899
NNN Income:	\$ 31,793
Total Gross Effective Inc:	\$ 169,692

EXPENSES	
General & Admin:	\$ 8,485
Grounds Maint:	\$ 2,271
Maintenance:	\$ 4,236
Insurance:	\$ 2,501
Real Estate Taxes:	\$ 14,744
Total Expenses:	\$38,984

Net Operating Income: \$ 130,708

CAP RATE: 7.80%



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.



PROPERTY PHOTOS

PLAZA VISTA

5,725 sf 100% OCCUPIED

Leslie's Pool Supplies
Trimz
Cryogen
Cash Advance



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SITE PLAN

PLAZA VISTA

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Call Today!

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