



571 N Frontage Road, Pearce, AZ 85625

\$485,000

Stronghold Professional Center

Rare 7,020 sqft Commercial Gem on 0.79 Acre



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Listing Added: 08/22/2025
Listing Updated: 10/04/2025



Details

Asking Price	\$485,000	Property Type	Mixed Use, Retail
Sub Type	Shopping Center, Storefront	Investment Type	Value Add
Square Footage	7,020	Net Rentable (SqFt)	7,020
Occupancy	80%	Units	6
Stories	1	Zoning	GC
Lot Size (acres)	0.79	Broker Co-Op	Yes
APN	114-17-021C	Ownership	Fee

Marketing Description

Rare 7,020 sqft Commercial Gem on 0.79 Acre – Designed by Renowned Architect Ray Klumb

Discover a standout opportunity at **571 North Frontage Road, Pearce, AZ**—a versatile and spacious **7,020 sq ft** commercial property on **0.79 acres**, ideally suited for transformative retail, office, hospitality, or mixed-use development. Here's why it stands above the rest:

- **Architectural Excellence**
Conceptualized by **Raymond Klumb**, a respected architect serving Cochise County since 2006 with over **45** years of experience and registered in Arizona, New Jersey, and Pennsylvania [Houzz \(https://www.houzz.com/professionals/architects-and-building-designers/raymond-klumb-architect-pfvwus-pf?utm_source=chatgpt.com\)](https://www.houzz.com/professionals/architects-and-building-designers/raymond-klumb-architect-pfvwus-pf?utm_source=chatgpt.com). Expect intelligent planning, code compliance, ADA accessibility, and thoughtful design tailored to long-term functionality. The building incorporates superior construction including insulated concrete form walls and engineered wood truss roof structure; the building is energy efficient
- **Strategic Zoning – “GB” (General Business)**
Zoned GB, this parcel is primed for a wide array of commercial uses—all with strong potential for maximizing investment returns. This zoning gives buyers flexibility and broad utility in development plans.
- **Exceptional Visibility & Accessibility**
Situated along a main frontage road with direct driveway access to Route 191, this property enjoys high visibility, excellent traffic flow, and convenient access—ideal for a showroom, travel-oriented hospitality, or landmark retail.
- **“Just the Right Size” Advantage**
At 7,020 sq ft, this building falls in the sweet spot—larger than small flex-space but more manageable than mega commercial real estate. Perfect for retailers, specialty markets, artisan food service, medical/dental clinics, or co-working hubs. Building design allows for up to six tenants
- **Local Value with Architectural Credibility**
Developed by an architect deeply rooted in Cochise County, the building reflects thoughtful regional responsiveness and design integrity. Klumb's clients span decades, showcasing his reputation for reliability and craftsmanship

Investment Highlights

Suggested Uses (within GB zoning flexibility):

Use Category

Examples

Retail / Showroom

Flagship retail, art galleries, specialty shops

Offices

Professional suites, medical or dental clinics

Mixed Use

Café with event space, gallery + studio

Venue or Studio

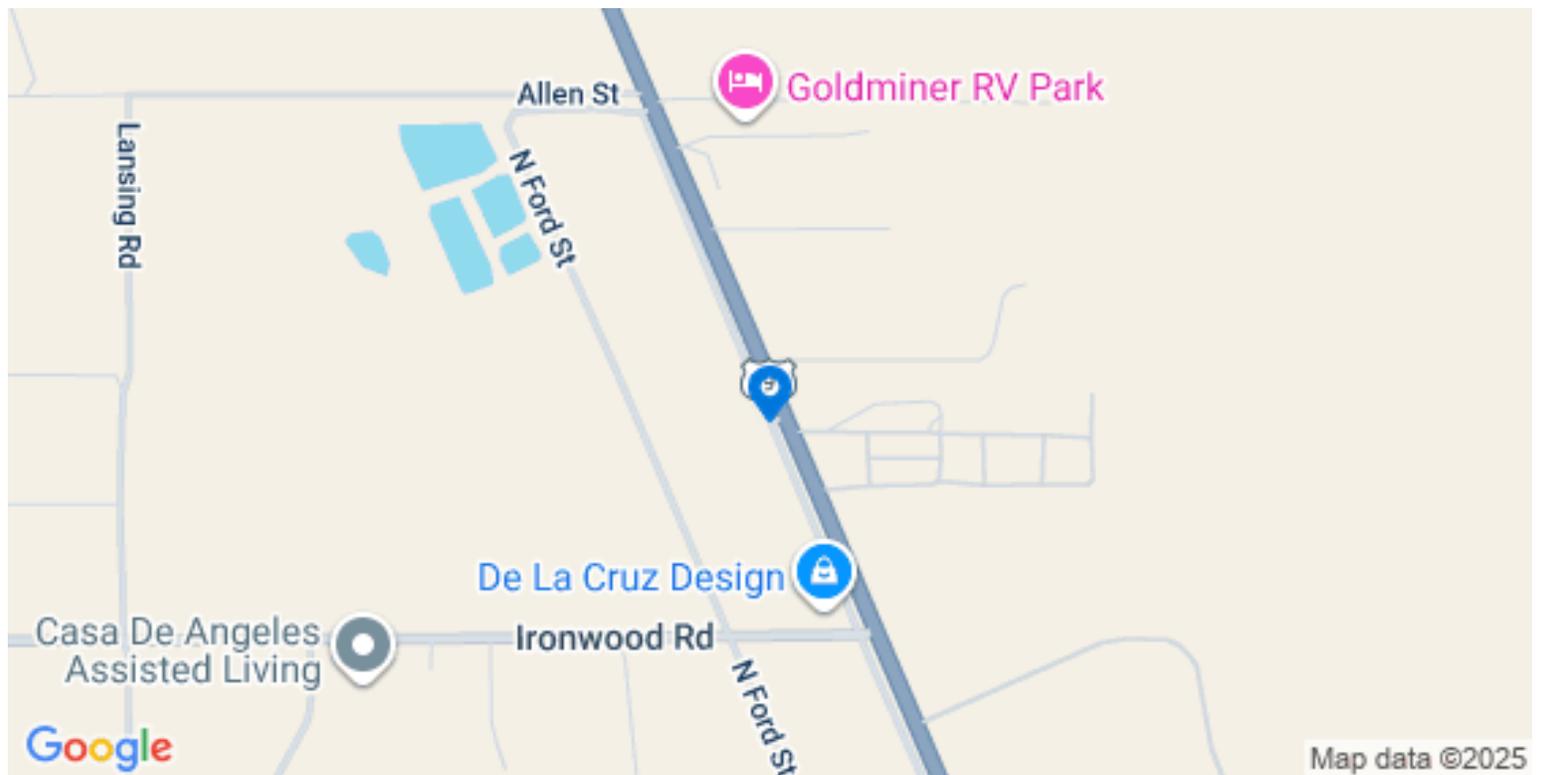
Event rentals, community assembly, co-working

Suite A of the building has an approved special use permit for retail cannabis

Act now to capitalize on this rare blend of design excellence, flexible zoning, and strategic positioning. Whether you're a developer, investor, or business visionary, this property offers the canvas you've been looking for.

Contact: Nina Marvcesim Realty Executives Arizona Territory/Commercial at 520-585-0885 or ninamarvcesim520@gmail.com ([gmail.com](mailto:ninamarvcesim520@gmail.com)), for pricing, full architectural plans, and to schedule a site tour. This opportunity is one-of-a-kind—don't let it slip by! Call Today!

Location (1 Location)



Property Photos (5 photos)

