

100% LEASED COMMERCIAL SHOP SPACE

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



\$1,675,000 **CAP RATE: 7.34%**

Frank T. Moro, DB

President

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Sierra Vista, A 85635

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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:	\$ 126,775
NNN Income:	\$ 31,670
Total Gross Effective Inc:	\$ 158,445

EXPENSES	
General & Admin:	\$ 9,479
Maintenance:	\$ 5,638
Utilities:	\$ 6,736
Insurance:	\$ 2,501
Real Estate Taxes:	\$ 11,171
Total Expenses:	\$35,525

Net Operating Income: \$ 122,920

CAP RATE: 7.34%



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

5,725 sf 100% OCCUPIED



Call Today!

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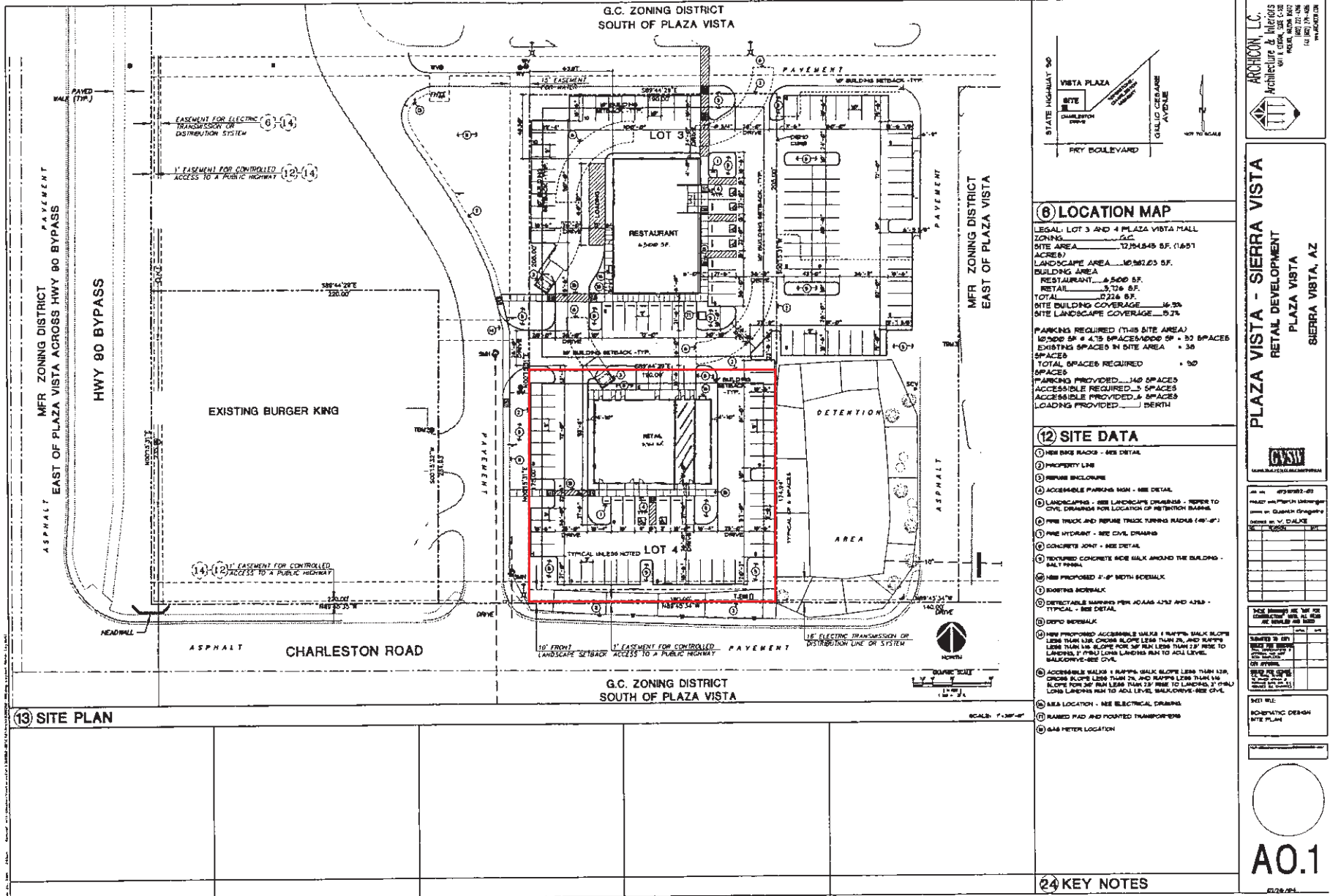
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SITE PLAN

PLAZA VISTA

5,725 sf 100% OCCUPIED



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