

FOR SALE

SIERRA VISTA RESTAURANT BUILDING

1287 E. FRY BOULEVARD | SIERRA VISTA, AZ

RETAIL

PRICED REDUCED!



SPECIFICS

Purchase Price:	\$875,000 \$695,000
Building Size:	±2,588 SF
Land Area:	±30,927 SF
Zoning:	C-2 (City of Sierra Vista)
Property Taxes:	\$9,976.58 (2014)

TRAFFIC COUNTS

Fry Boulevard:	±15,300 vehicles per day
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(Source: ADOT, 2013)

COMMENTS

This building is located on Fry Boulevard (State Highway 90), which is the main commercial street in Sierra Vista. The building has been totally upgraded with all-new equipment, bathrooms, HVAC and plumbing. The site currently doesn't have a drive-through window, but could easily be configured to accommodate one. This is an excellent opportunity for a restaurant to take over a building that is fully equipped and ready to open with great visibility and access.

CONTACT US

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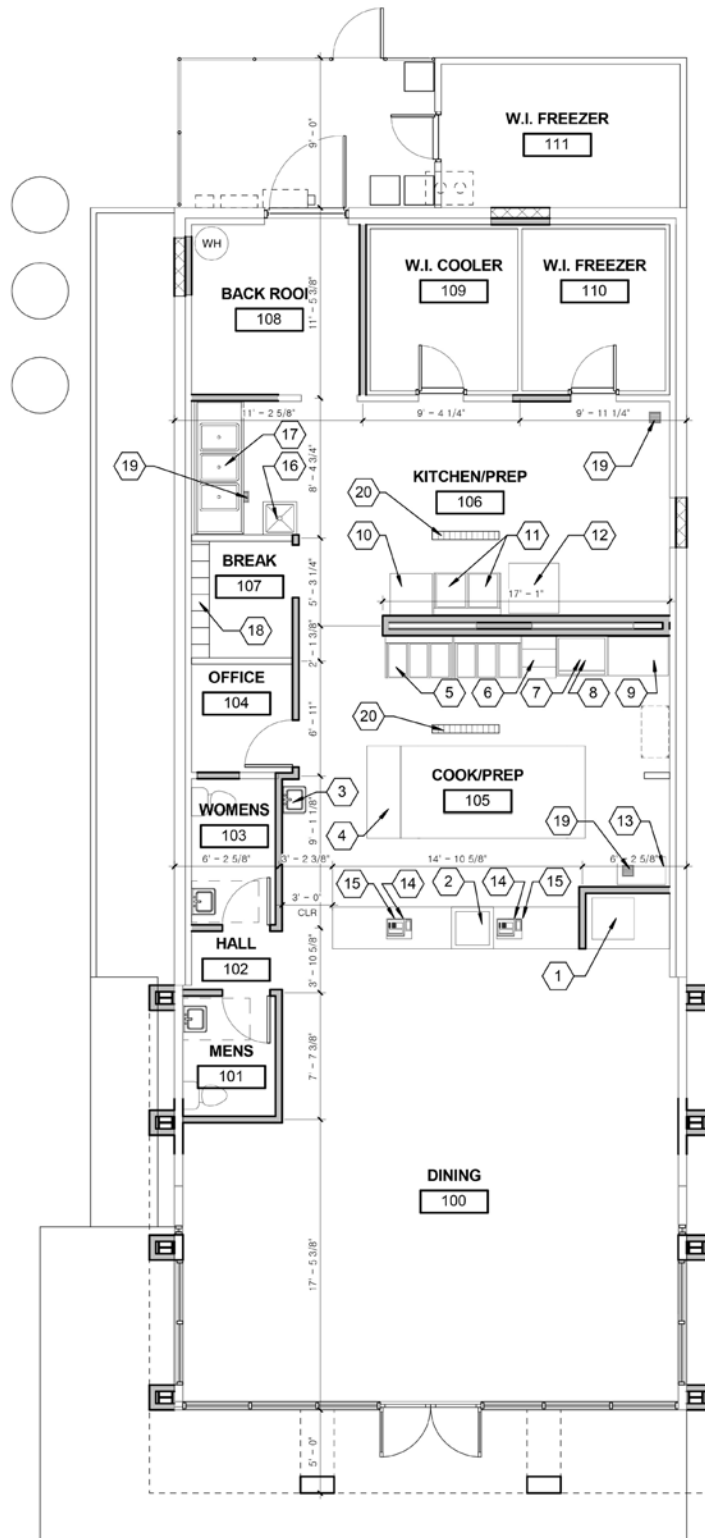
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Floor plan not to scale. All measurements are approximate.

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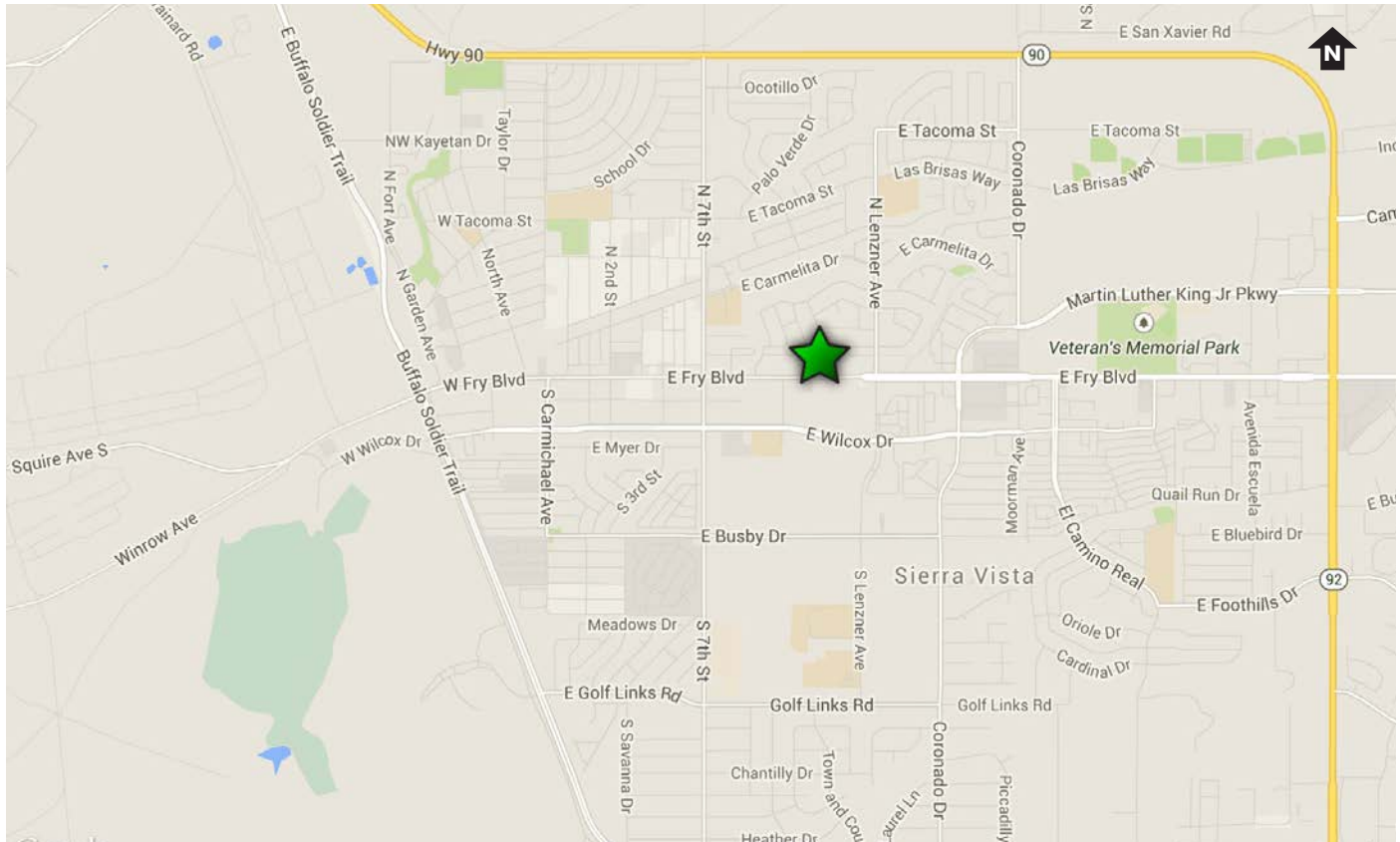
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2015 SIERRA VISTA TRADE AREA DEMOGRAPHICS

EST. POPULATION:	65,607
EST. AVG. HH INCOME:	\$68,618
EST. HOUSEHOLD SIZE:	26,088
EST. MEDIAN AGE:	2.40
EST. MEDIAN AGE:	37.32

Source: CLARITAS

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