



\$475,000

169 N FRONTAGE RD, PEARCE, AZ 85625, USA

<https://rehomes.us>

- Office
- Commercial
- Active



Basics

Category: Commercial

Status: Active

Year built: 1998

List Price/SqFt: 50.00

List Number Main: 22315771

Lot Dimensions: 230 x 200

Freeway/Highway: Over 5.1 Miles

Type: Office

Lot size: 43560.00 sq ft

Days On Market: 3

County: Cochise

Municipality/Zoning: Cochise - GB

Area: Cochise

Description



Legal Description: Sun Sites Village Lot 10 & 11 Blk 2 & Sun Sites Village Lots 12 & 13 Blk 2

Building Details

Lot Features: Adjacent to Alley,East/West Exposure

Parking: Free, Public Parking

Fence: None

Roof: Metal

Construction: Metal

Building SqFt: 9500.00 sq ft

Miscellaneous

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Architectural Style: Cochise

Special Listing Conditions: None

Ownership: Corporation

Variable Rate: 2.5%

Loan Amount: \$0

Of Units Total: 12

Landscape - Front: Other: Desert Plantings,Low Care

Landscape - Rear: Other: None

Assessments: \$39,031

Fire Protection: Included in Taxes

Property Disclosures: Seller Prop Disclosure

Road Type: Paved

Technology: Cash

Terms: Cash

Income: Gross Scheduled Rent: 40000.00

Income: Vacancy Loss: 16800.00

Analysis: Cap Rate %: 6.40

Analysis: Vacancy Rate %: 42.00

Space Information: Drive-In Door(s),RR Loading Dock

Listing Office

Listing Office ShortId: 51535

ListingOfficeName: Realty One Group Integrity

Listing Office Phone: (520) 906-0769

Listing Office Address: 7445 N Oracle Rd No. 201, Tucson, AZ 85704

Listing Member ID: 55960

Listing Member Phone: (520) 507-2903

Office ID: 20180830164934316620000000



Units Information

Unit Information: Office: Office Building

Unit Information: Health Care: Clinic

Amenities & Features

Sewer: Connected

Accessibility Features: Cochise

Main Cooling: Central Air

Security: Alarm Installed,Cameras,Security Lights

Gas: Natural

Accessibility Features: None

Features: Drop Ceiling, Fire Sprinklers,
Smoke detector, Warehouse

Main Heating: Forced Air,Natural Gas

Water Heater: Electric

Total Parking: 24

Fees and Taxes

Tax Year: 1.06

Taxes: \$6,368.68

Expenses: Contract Services: \$0

