



**NON-PROFIT
CAMPUS BUILDINGS**

19,580 SF Total School

Sale Price: \$1,100,000 \$975,000 (\$49.79 / SF)

Property Highlights

- Masonry, wood, built-up roof and stucco finish
- Possible uses: school, church, community building, professional offices for non-profit organization, multifamily housing, and all R-2 zoned uses
- Large paved and striped parking
- Security system
- New parking option available - 22,500 SF (Speak to broker for details)

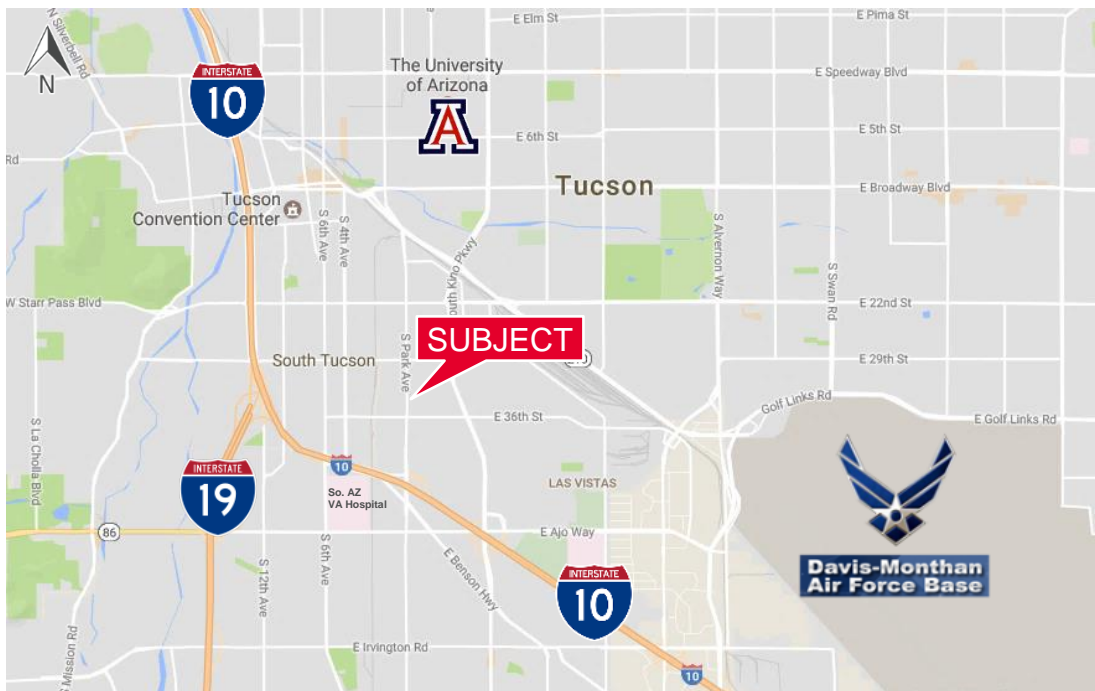
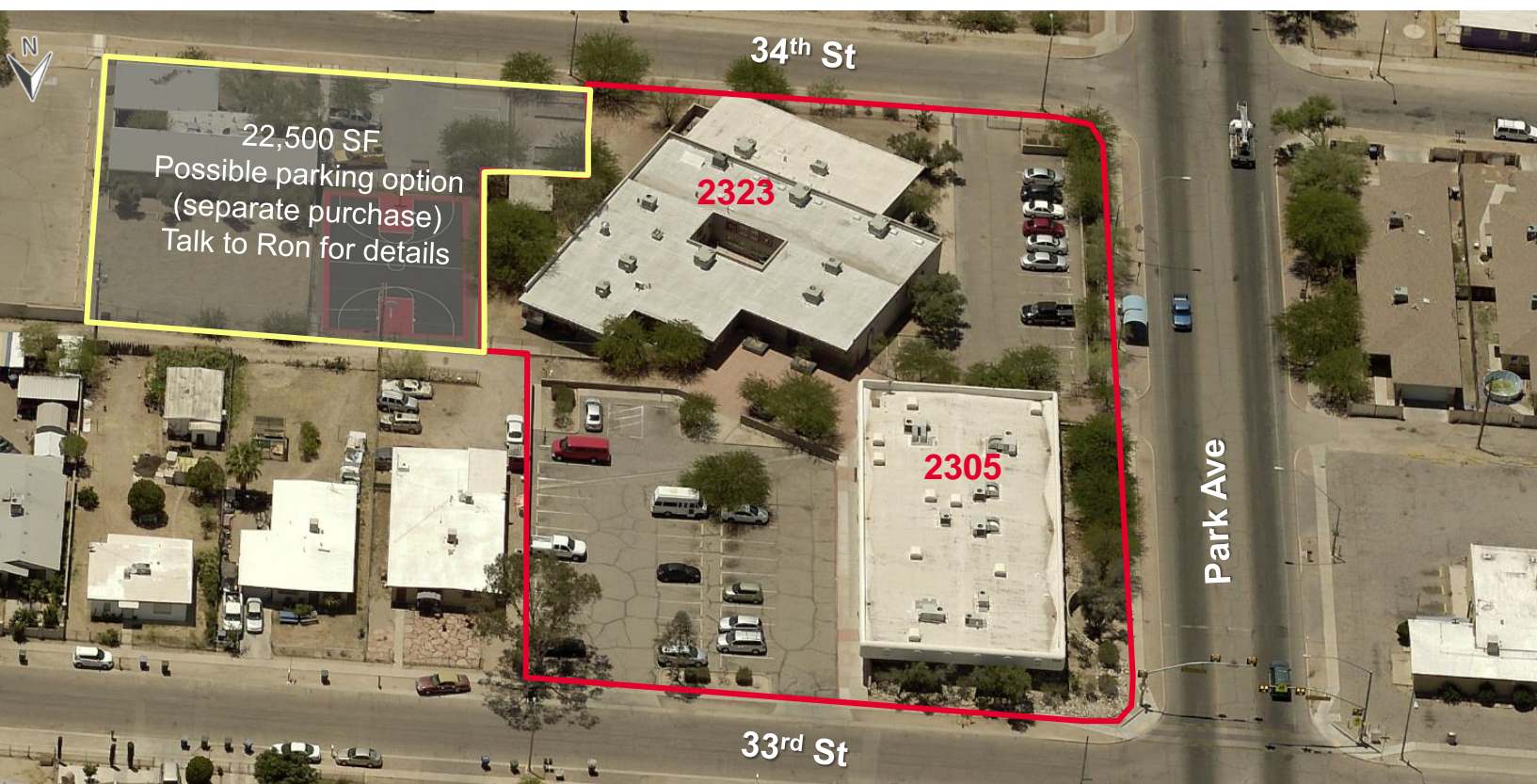
| Property Details | 2305 S. Park Ave | 2323 S. Park Ave |
|-------------------------|---|-----------------------------------|
| Parcel Size | 0.68 Acres (29,700 SF) | 0.67 Acres (29,300 SF) |
| Tax Parcel No. | 129-13-217A | 129-13-225A |
| Power | 400 amp, 120/240 V, Single Phase | 800 amp, 240 V 3-Phase |
| Utilities | Southwest Gas, COT Water | Southwest Gas, COT Water |
| Property Taxes | -\$-Current Non-Profit use | -\$-Current Non-Profit use |
| C of O | Professional Office for Non Profit | Professional Bldgs for Non Profit |
| Zoning | R-2, City of Tucson | R-2, City of Tucson |
| Cooling | 6 - HVAC units throughout office, all zoned | 11 - HVAC units on the roof |
| Ceiling Height | 10 feet | 10 feet |
| Fire Suppression System | No | Yes |



For more information, please contact:

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Property Photos - 2305 S. Park Ave

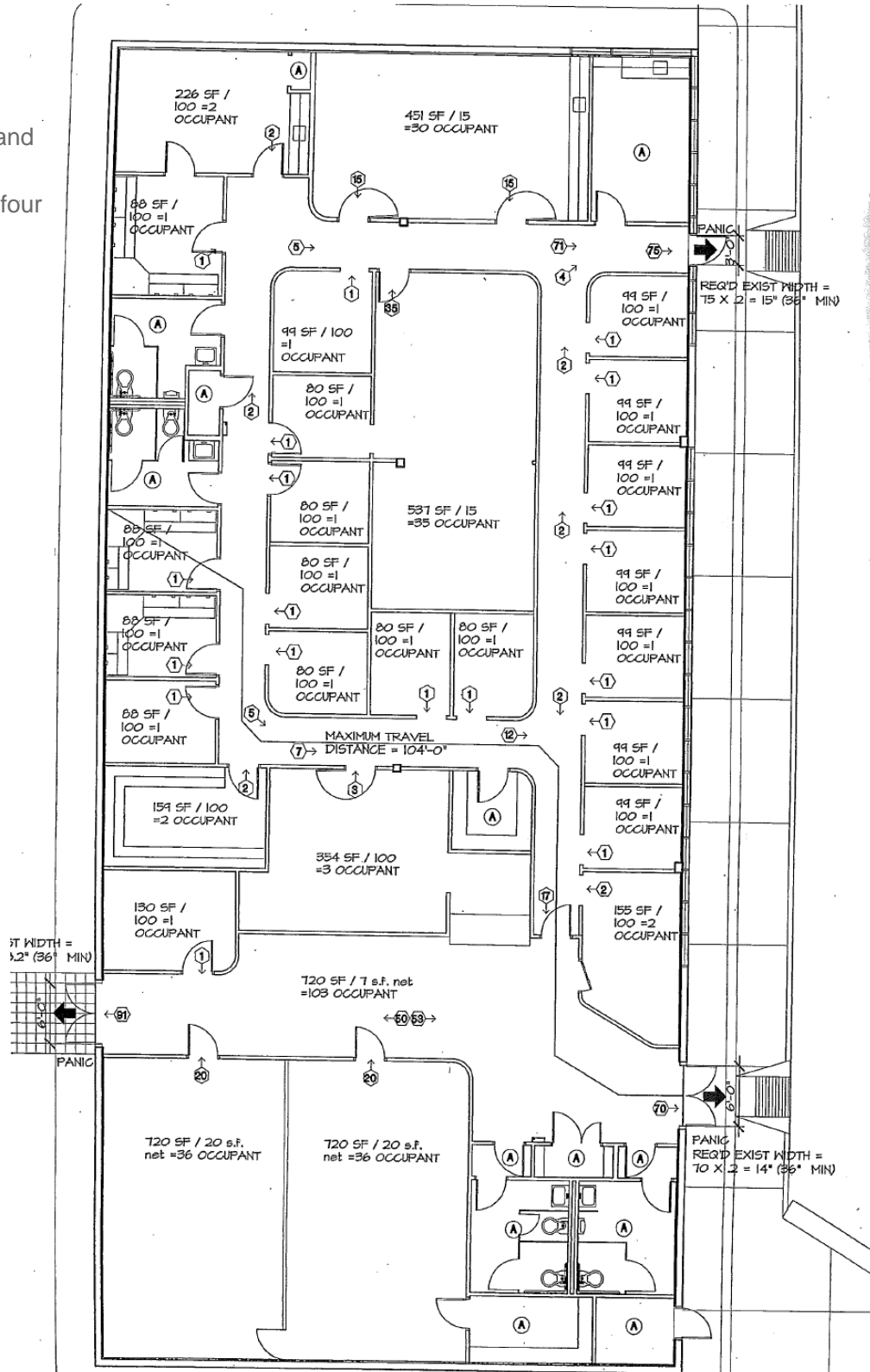


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Floor Plan

- 2305 S. Park Ave. (2301 S. Park Ave., 2315 S. Park Ave., 2317 S. Park Ave. and 1020 E. 33rd St.)
- Large private administrative office and four (4) large bathroom banks for men and women



Property Photos - 2323 S. Park Ave

NON-PROFIT
CAMPUS BUILDINGS



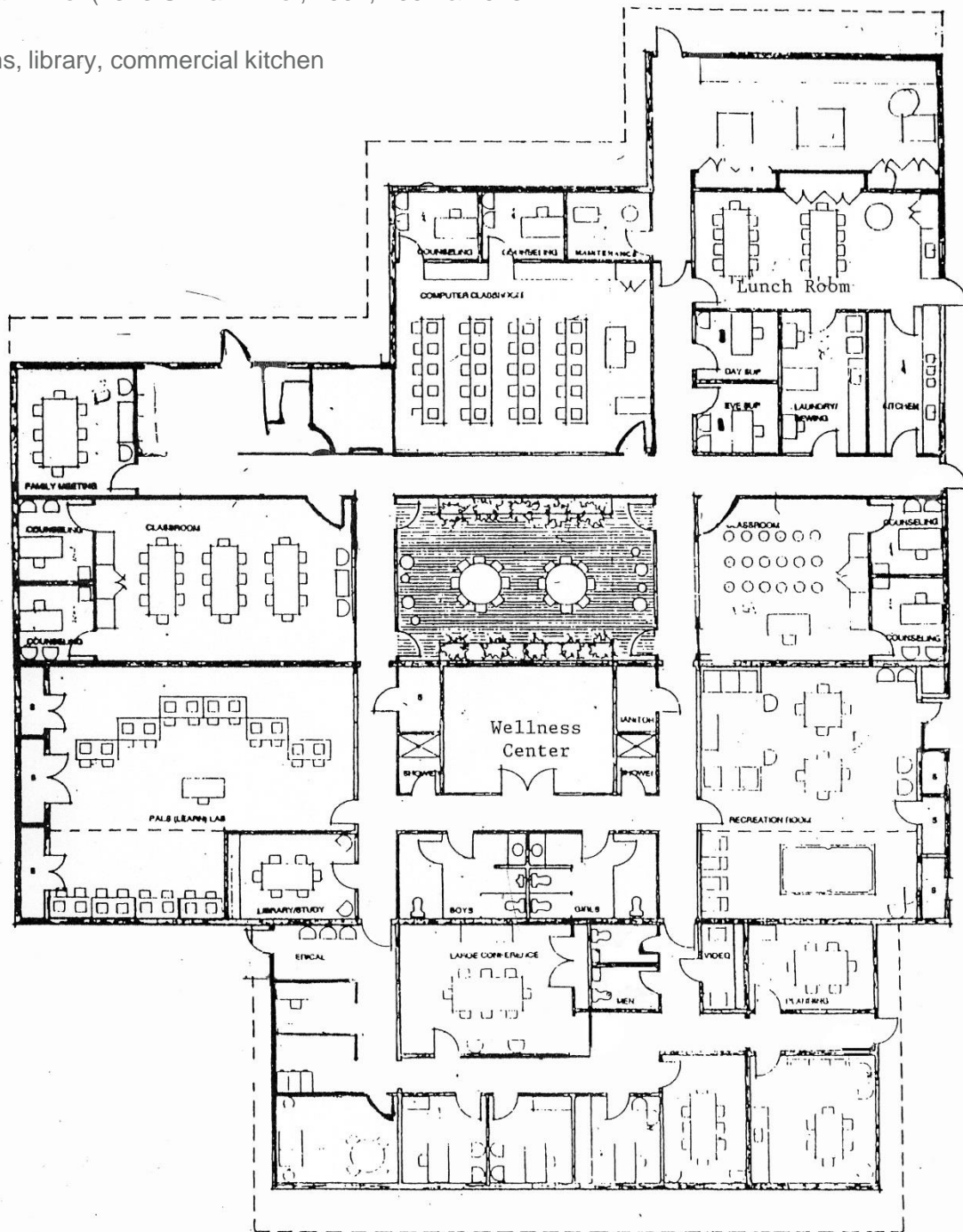
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Floor Plan

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- 2323 S. Park Ave. (2323 S. Park Ave., 1001, 1007 & 1013 E. 34th St.)
- Classrooms, library, commercial kitchen



South Side of Building

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