

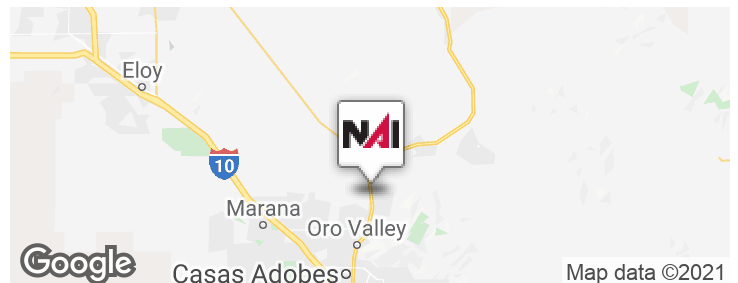


## 15881 N Oracle Road

Catalina, AZ 85739

### Property Highlights

- ±8,100 SF Former Family Dollar Retail Store
- CB-2 Pima County Zoning: Indoor/Outdoor Retail, Wholesale and a Variety of Commercial Uses
- Lot Size: 0.84 Acres
- Oracle Signage
- Across from Tractor Supply
- Next to McDonald's and Canyon Community Bank
- Pima County Parcel #221-21-042C
- Connected to Sewer
- 2020 Real Estate Taxes: \$21,935.68 (\$2.71/SF)



### Offering Summary

**Sale Price:** \$725,000

**Lease Rate:** \$9.50 SF/yr (NNN)

### For More Information

**Gordon Wagner**

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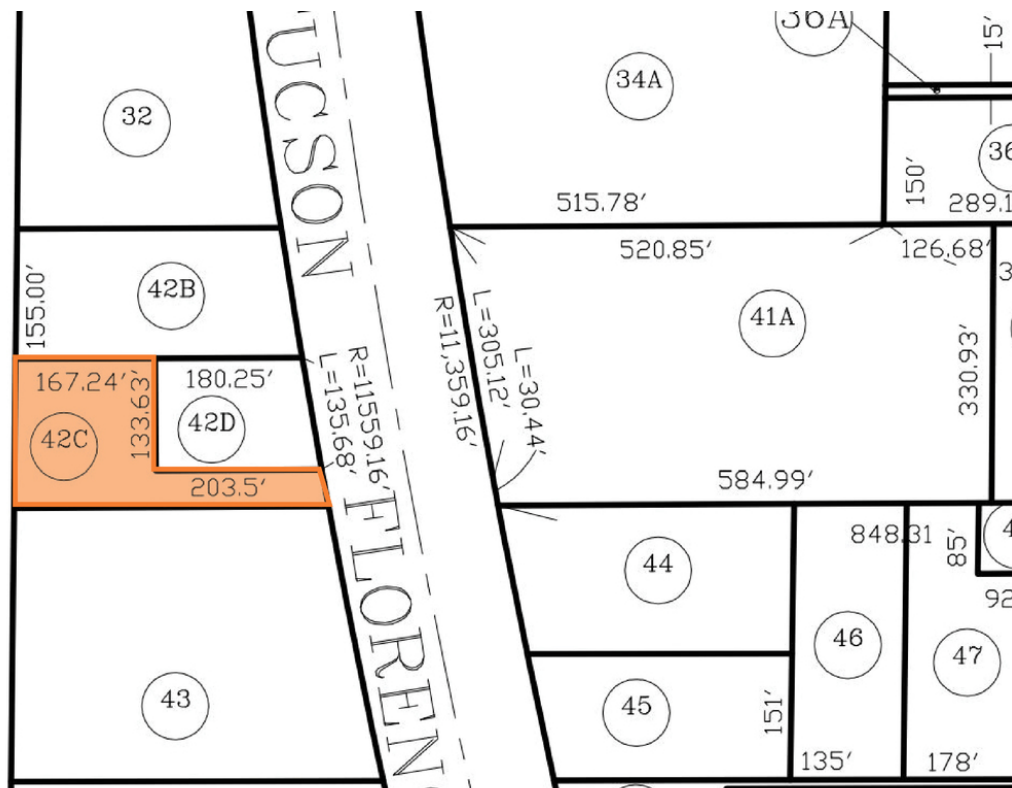
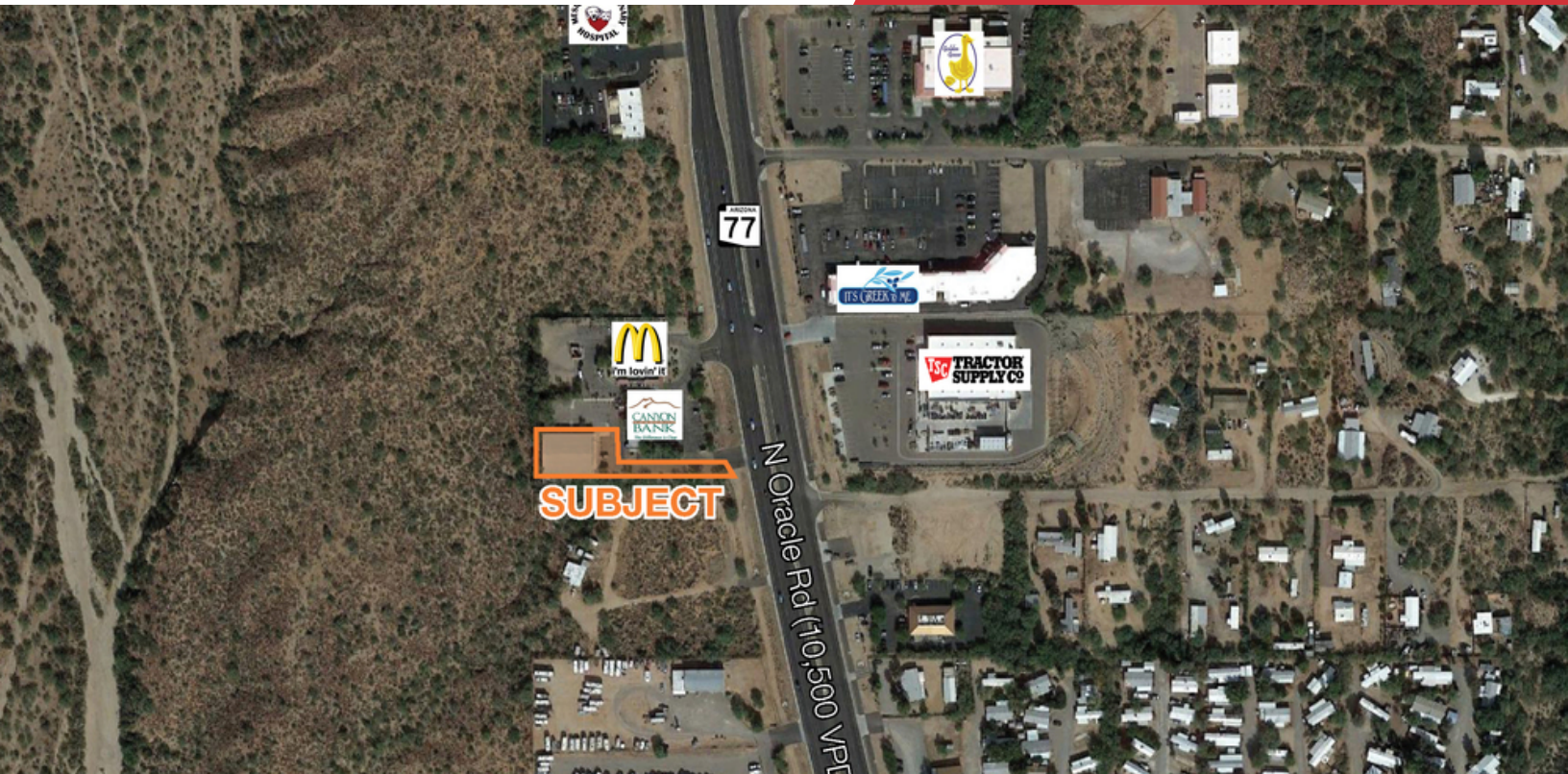
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