



**COMMERCIAL**

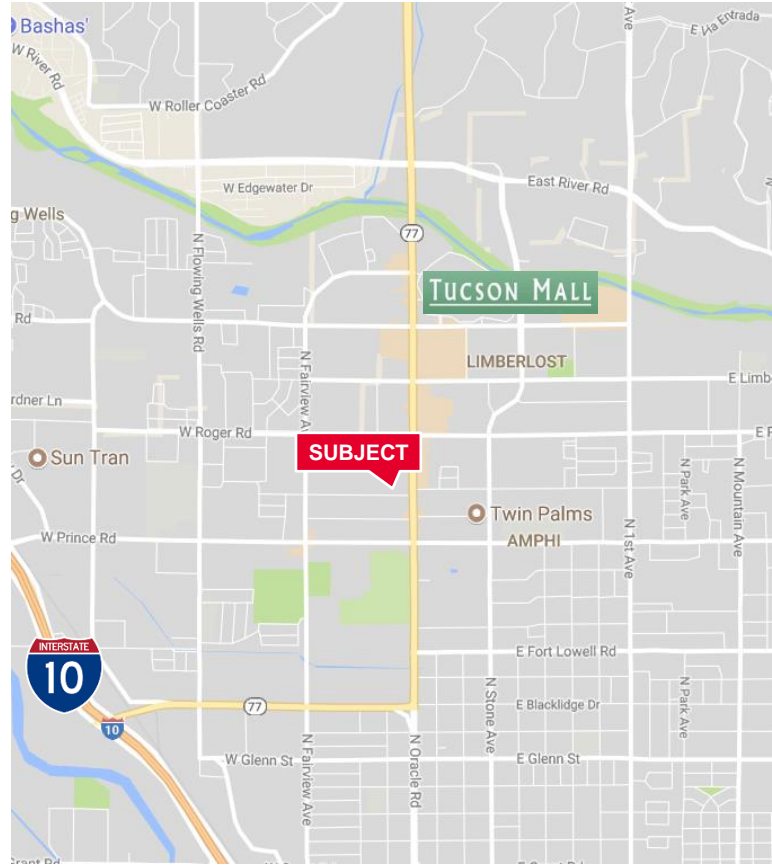
**1,333 SF Commercial Building  
Sale Price: \$125,000 (\$93.77 PSF)**

**Property Features**

- Near I-10 Close to Oracle Road
- Potential retail, office, commercial opportunities
- Masonry mixed construction
- Remodeled contractors office with fenced storage yard
- 15' wide access gate
- Roof recoated 2017
- New 4 Ton HVAC installed 2018

**Property Highlights**

Available	1,333 SF
Lot Size	7,950 SF (0.1825 Acres)
Tax Parcel No.	106-05-0440
Zoning	C-2 (City of Tucson)
Property Taxes	\$4,363.91 (2017)
Ceiling Height	12 Feet
Power	200 Amp / 240V / Single Phase
Cooling	100% HVAC



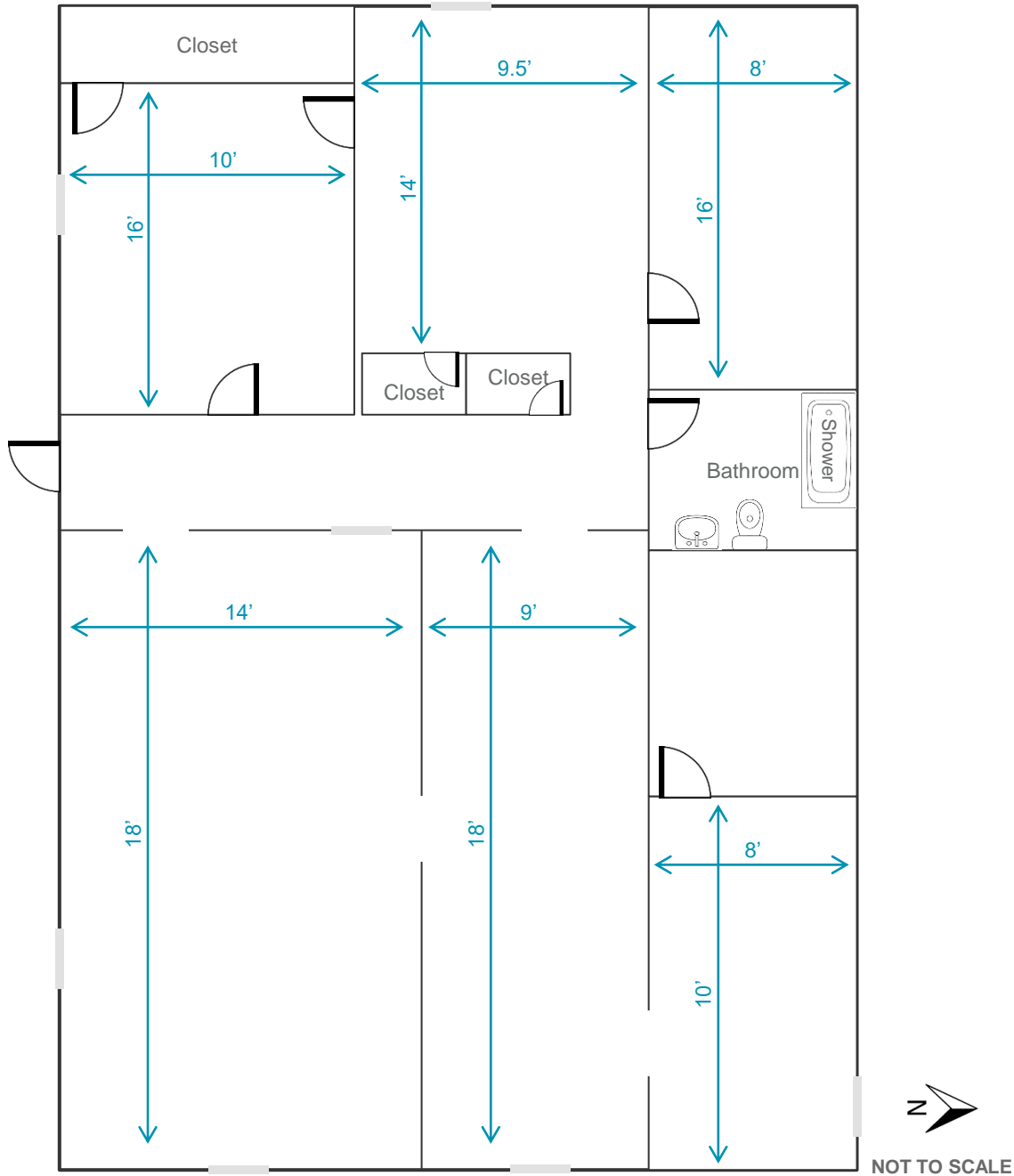
**Ron Zimmerman, Principal  
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**Floor Plan**

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**1,333 SF Available**

**Oracle Road**

**Simmons Road**

**PEPBOYS  
AUTO**  
Parts, Service and So Much More



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