

FOR SALE

7265 E TANQUE VERDE RD.

PURCHASE PRICE: \$625,000

(\$103.20 PSF)



Owner/User/Investor Property

PROPERTY DETAILS

- **Sale Price:** \$625,000 (\$103.20PSF)
- **Signage:** Shared Monument Sign
- **Parking:** 25 surface and 10 covered available
- **Traffic Volume:** Tanque Verde Rd- 48,908 vpd *CoStar 2019

PROPERTY DESCRIPTION

Location: 7265 E Tanque Verde Rd., Tucson, AZ
Building Size: ± 6,056 SF
Medical Office: ± 4,316 SF
Dental Office: ± 1,740 SF
Lot Size: ± 30,046 SF

Tax Parcel Number: 114-46-9360
Zoning: C-1, Pima County
Property Taxes: \$22,571.00 (2020)

The subject property, 7265 E Tanque Verde Rd, is located East of the Tanque Verde/Sabino Canyon intersection in Northeast Tucson. It is across from Udall Regional Park and just east of the new Sabino Canyon Rd. bypass. Commercial properties in the immediate area are a mixture of medical/office and retail users.

The property is made up of block construction and was built in 1999. It is a two-tenant Medical/Dental office building. The building is approximately 6,056 SF.

The approximately 4,316 SF medical office, which is now available, is built out with 10 exam rooms, 3 doctor offices, a business office, a break room and 3 restrooms.

The approximately 1,740 SF dentist office has 3 exam rooms, 2 restrooms and 2 labs. The dentist recently exercised his 6-year option, which will expire on April 20, 2025.

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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt it's accuracy but do not guarantee it.

7265 E. Tanque Verde Rd., Tucson, AZ



Demographics*	1-Mile	3-Mile
Est. Pop. (2020):	10,016	88,679
Est. Avg. HH Income (2020):	\$64,931	\$48,704
Traffic Count:	Tanque Verde Rd	48,908 VPD (2018)

*CoStar

Exclusively Represented By: **Tucson Realty & Trust Co.**
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7265 E. Tanque Verde Rd., Tucson, AZ



Exam Room



Exam Room



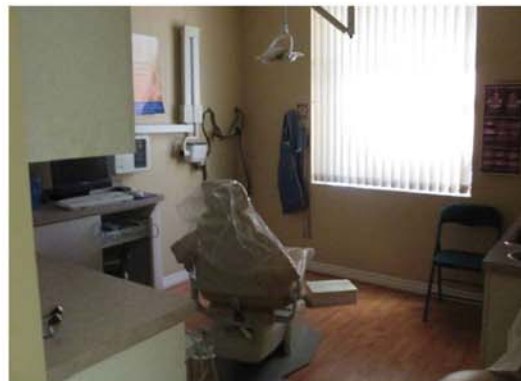
Reception Area



Reception Area



Monument Sign



Dental Exam Room

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