



## Owner/User Investment Opportunity

### C-2 Zoned 7,136 SF Office/Retail Building on 1.1 Acres

### Sale Price: \$890,000

#### Property Highlights

- Very unique opportunity to acquire a high-visibility office/retail property on a combined 1.1 acres of C-2 zoned land in central Tucson.
- Entire property has been fully updated and meticulously maintained by its current owner, and offers high ceiling/loft areas and high-quality interior and exterior finishes (see enclosed photos).
- 4,000-5,000 SF (divisible) available for immediate owner occupancy, with income in place for two additional suites (call listing agent for details).
- Located within close proximity to the University of Arizona, Downtown Tucson, and the Catalina Foothills.

#### Property Details

Building Size	7,136 SF
Site Area	Improved portion - 21,269 SF Parking/Storage - 25,725 SF Total - 46,994 SF (1.1 acres)
Tenancy	Presently divided into 6 suites—owner had occupied 4 of these (plus the yard/parking area)
Zoning	C-2, General Commercial
Visibility	30,000 vehicles per day along 1st Avenue (per Pima Association of Governments)

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4/25/2019



Aerial Map

**OFFICE**



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**Property Photos**

**OFFICE**



**Sample Loft Interior**



**Sample Classroom/Meeting Room**



**Sample Kitchen Area**



**Sample Smaller Suite**



**Existing Monument Signage on 1<sup>st</sup> Avenue**



**Rear of Building**



**Supplemental Yard/Parking Area**

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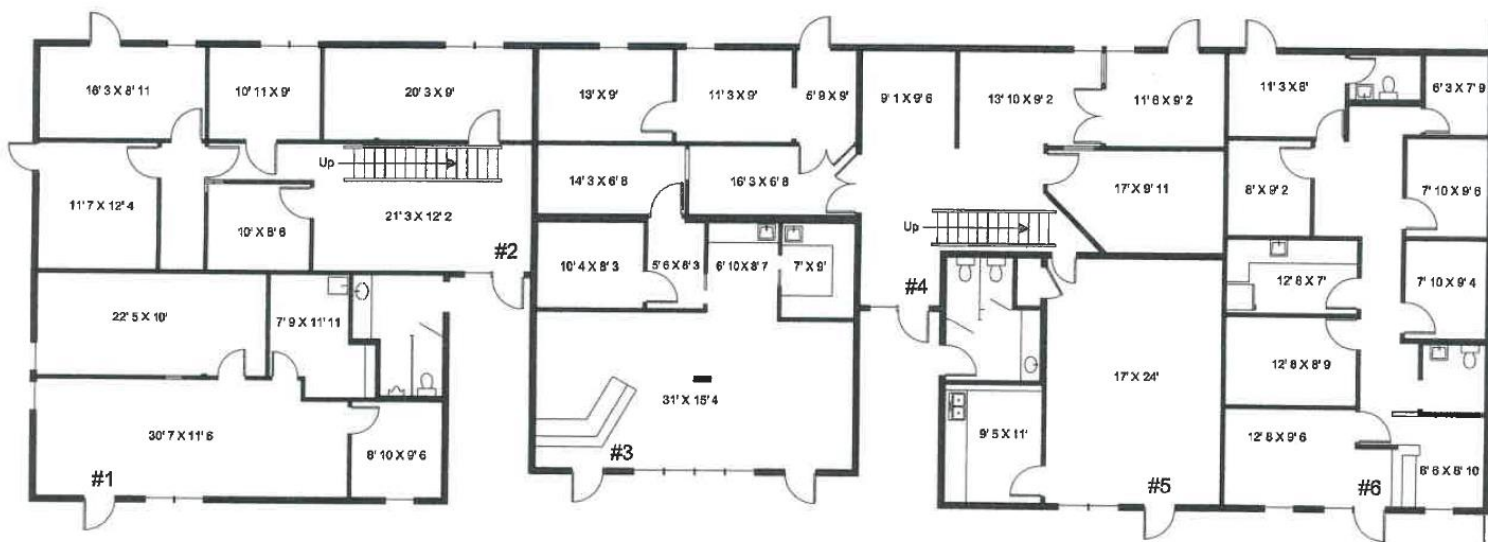
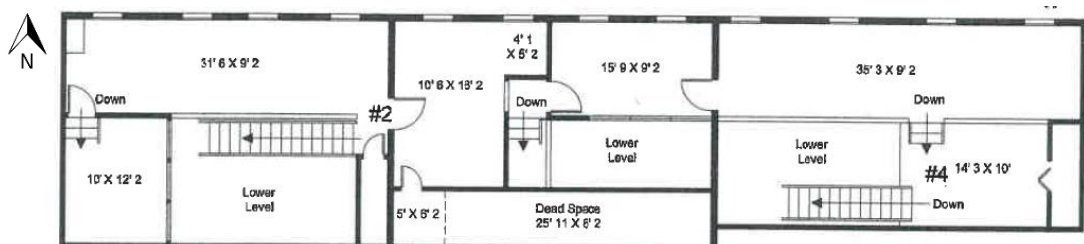
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**Floor Plan**

**7,136 SF**

**OFFICE**



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