

13001 N. TORTOLITA RD

MARANA, AZ 85658



For Sale | Former Northwest Fire Station

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Rob Tomlinson / rtomlinson@picor.com / +1 520 546 2757
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WAKEFIELD



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Property offering does not include the cell tower nor its lease. Seller shall reserve access and use of the electronics closet on the property.

BUILDING SIZE

5,936 SF

SALE PRICES

\$739,000 (\$125/SF)

LOT SIZE

38,333 SF (0.88 Acres)

TAX PARCEL NO.

218-44-086D

COMMENTS

- Former Northwest Fire District Station
- Perfect location for church, charter school, daycare
- Well maintained masonry building
- Located in the Dove Mountain area of Marana
- Flexible MU-1 zoning (Town of Marana)
- Currently 16 parking spaces, 12 located under solar shade
- Solar savings and lease will transfer to buyer upon purchase of the property (Solar structure installed 2019)
- Approximately 2,600 SF two bay garage with dual entry that will house numerous vehicles



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



HOUSEHOLDS

1 Mile	5,601	\$99,981	2,499
3 Miles	12,660	\$99,965	5,480
5 Miles	31,836	\$99,190	12,981

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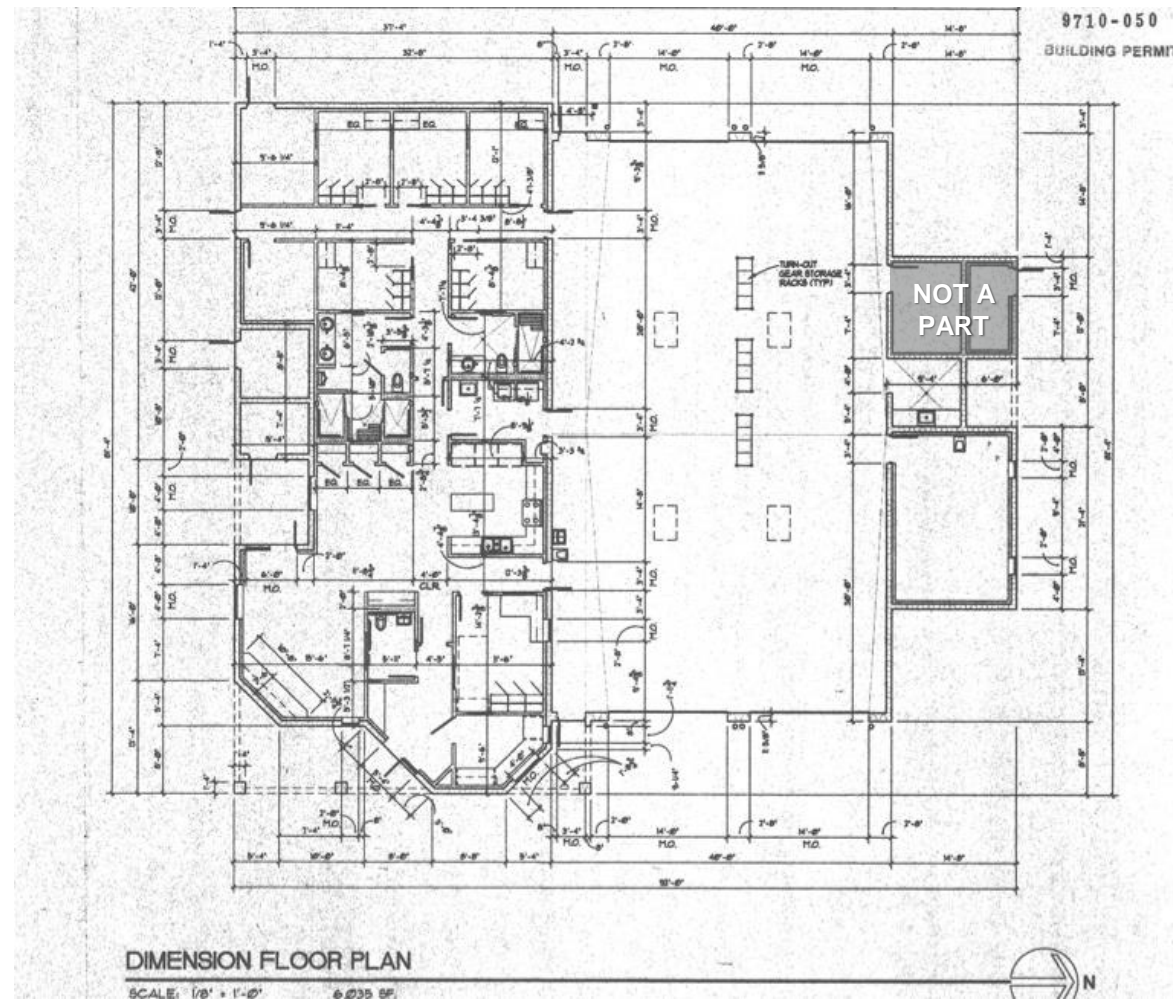


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FLOOR PLAN



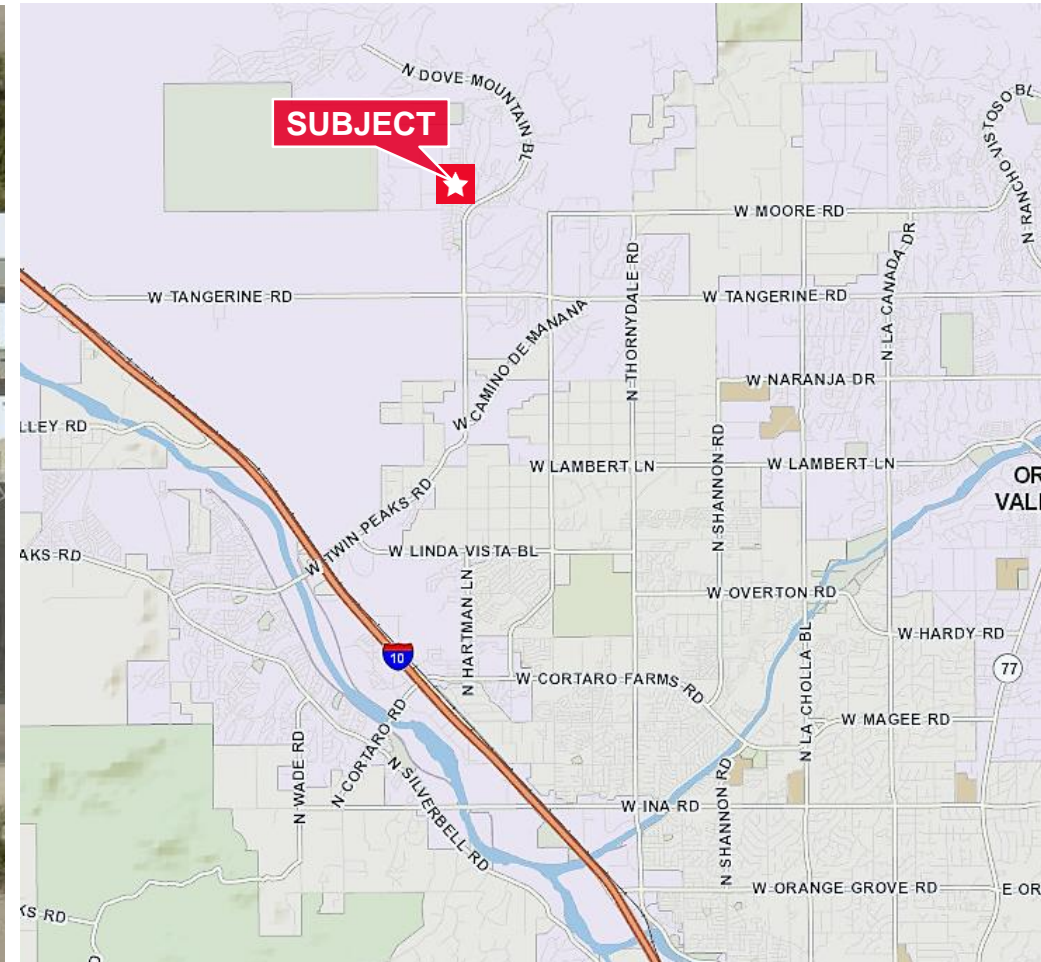
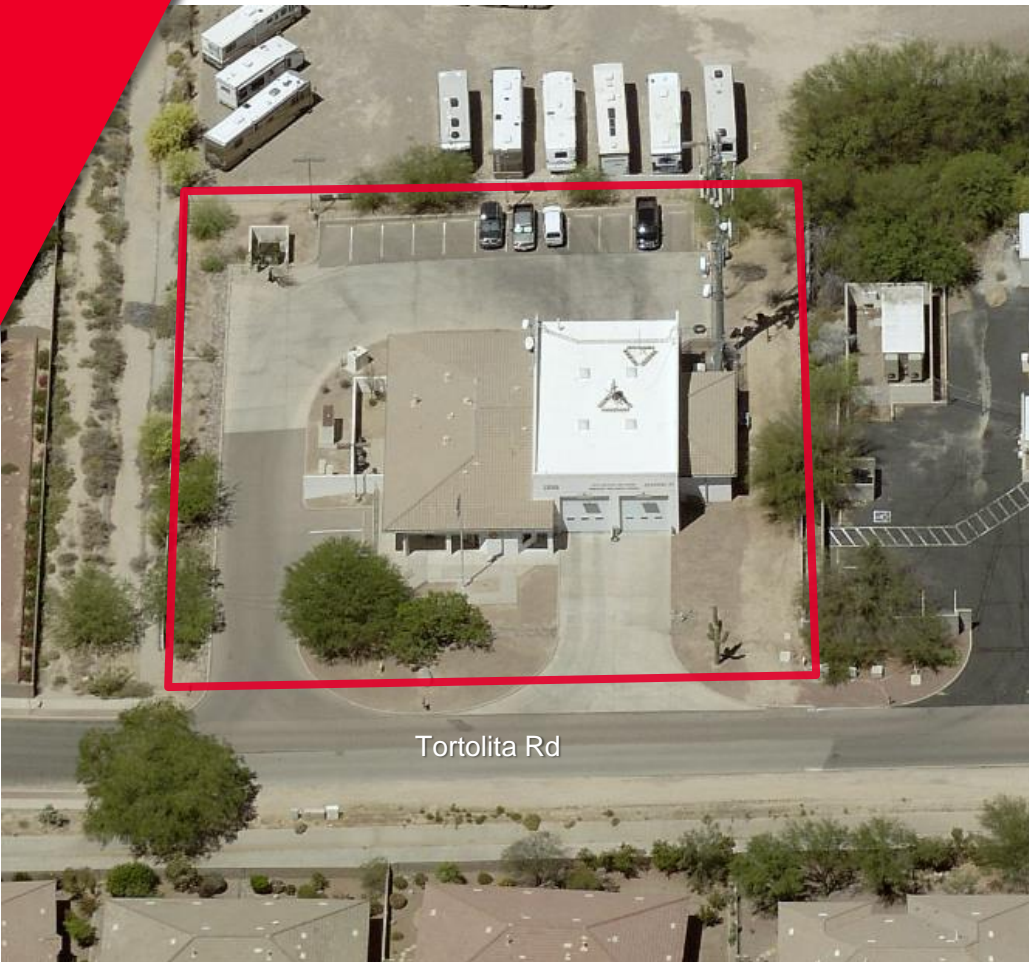
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MAP



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