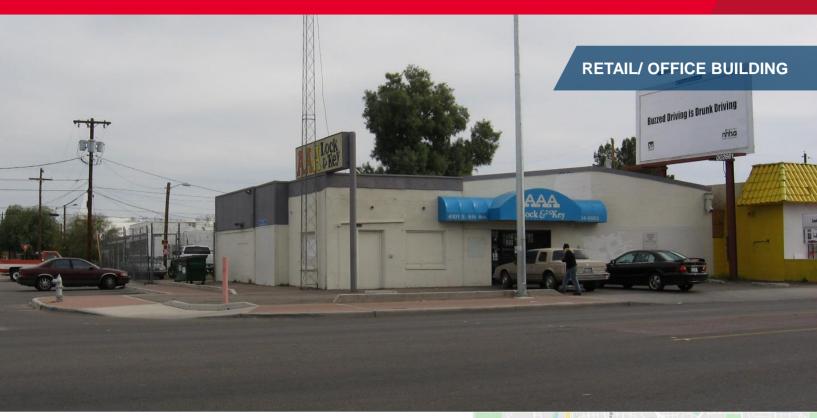


FOR SALE 4101 South 6th Avenue

Tucson, AZ 85714



4,318 SF Retail/ Office Building Sale Price: \$190,000

Property Highlights

- Located in the heart of South Tucson
- Inexpensive evaporative cooling
- · Two private offices, one bathroom, & waiting/ showroom

Property Details	
Available	4,318 SF
Lot Size	± 8,688 SF (0.199449 Acres)
Tax Parcel No.	120-06-2060
Zoning	C-2, City of Tucson
Property Taxes	\$7,152.54 (2019)
Utilities:	A. 200 amp 240V 3 phase powerB. City of Tucson Water/ SewerC. Southwest Gas 1'gas line
Bill Board Lease:	10/1/2017-9/30/2027 (Annual Payment from Clear Channel Signs \$420)

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Rob Tomlinson Principal, Retail Properties +1 520 546 2757 rtomlinson@picor.com Sentinel Peak
Park ("A
Mountain)

Solution

So

PICOR Commercial Real Estate Services 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100

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10/9/2020



FOR SALE 4101 South 6th Avenue Tucson, AZ 85714

Aerial

RETAIL/ OFFICE BUILDING



For more information, please contact:

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