



**RETAIL/ OFFICE BUILDING**

**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 power B. City of Tucson Water/ Sewer C. 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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10/9/2020

**Aerial**

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