

**OFFICE / RETAIL /
DISTRIBUTION / WAREHOUSE**


± 25,000 SF Office / Retail Space
Sale Price: \$2,690,000.00

Financial Overview

2022 Scheduled Base Rent NOI	\$202,530
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Cap Rate	7.5%
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Tenants	<ul style="list-style-type: none"> • <u>Suite B-01 - DeVita Dialysis (Dark):</u> Lease Expires January 31st, 2025 • <u>Suite B-02 - Event Center:</u> Lease Expires July 31st, 2025 • Each Tenant paying direct Triple nets on top of the Base Rent above
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Income Notes	Call Broker For Details
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Property Details

Building Size	± 25,000 SF (Suite B-01: 9,322 SF) (Suite B-02: 15,335 SF)
Lot Size	± 93,315 SF
Zoning	C-2 City of Tucson (General Commercial)
Cooling	HVAC
Clear Height	16 ft
Fire Suppression System	Yes
Parcel Number	119-18-089A
Built	1985
Occupancy	100%

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Site Plan

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Property Aerial

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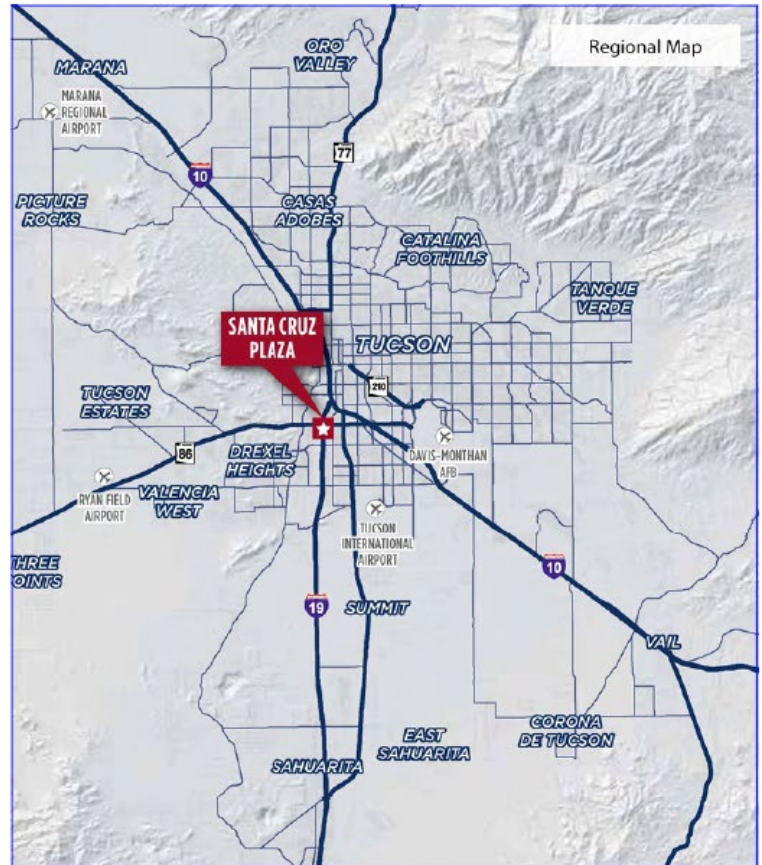
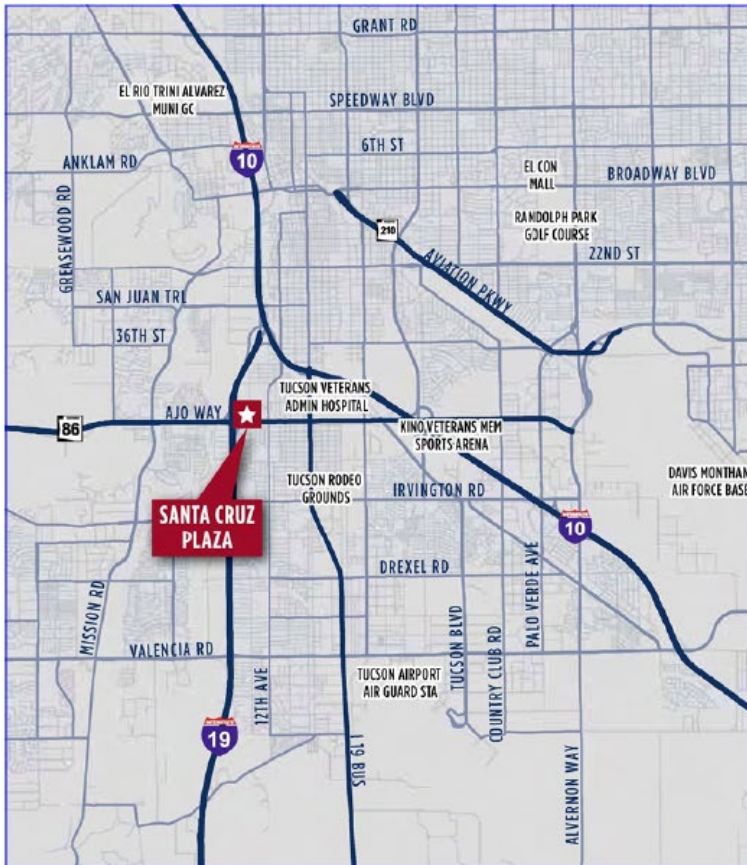


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Location Map

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