



5,852 SF Building with attached Parking/Yard Area

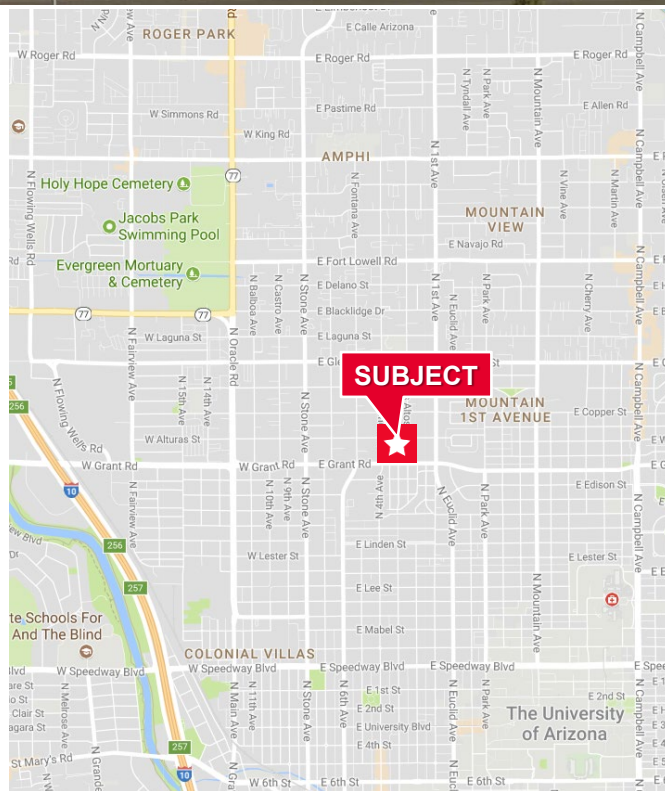
Sale Price: \$495,000

Property Highlights

- Hard-to-find purchase opportunity in the Central Tucson submarket
- Located within 1.5 miles of both Interstate 10 and the University of Arizona
- Grant Road frontage and identity (40,000+ vehicles/day)
- Large fenced parking/yard area

Property Details

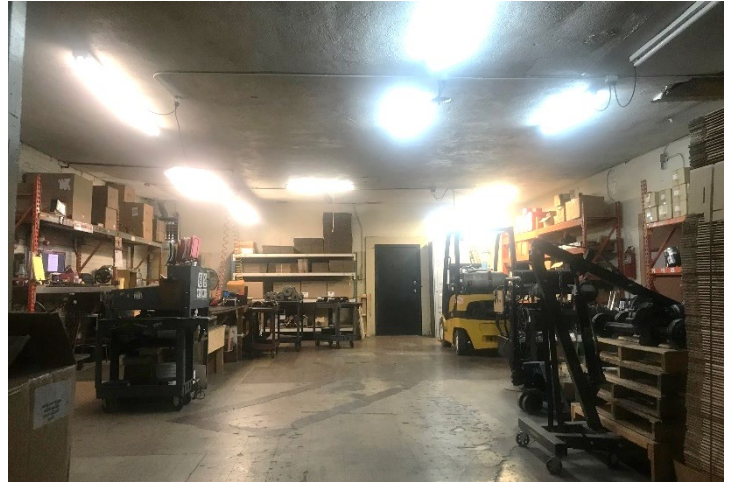
Building Size	5,852 SF (per Pima County Assessor)
Land Size	18,000 SF (per Pima County Assessor)
Property Taxes	Three (3) tax parcels \$6,560.75 combined (2021) Note: additional addresses are 425, 431, & 437 E. Grant Road
Zoning	C-1, City of Tucson
Power	3-Phase
Natural Gas	Available



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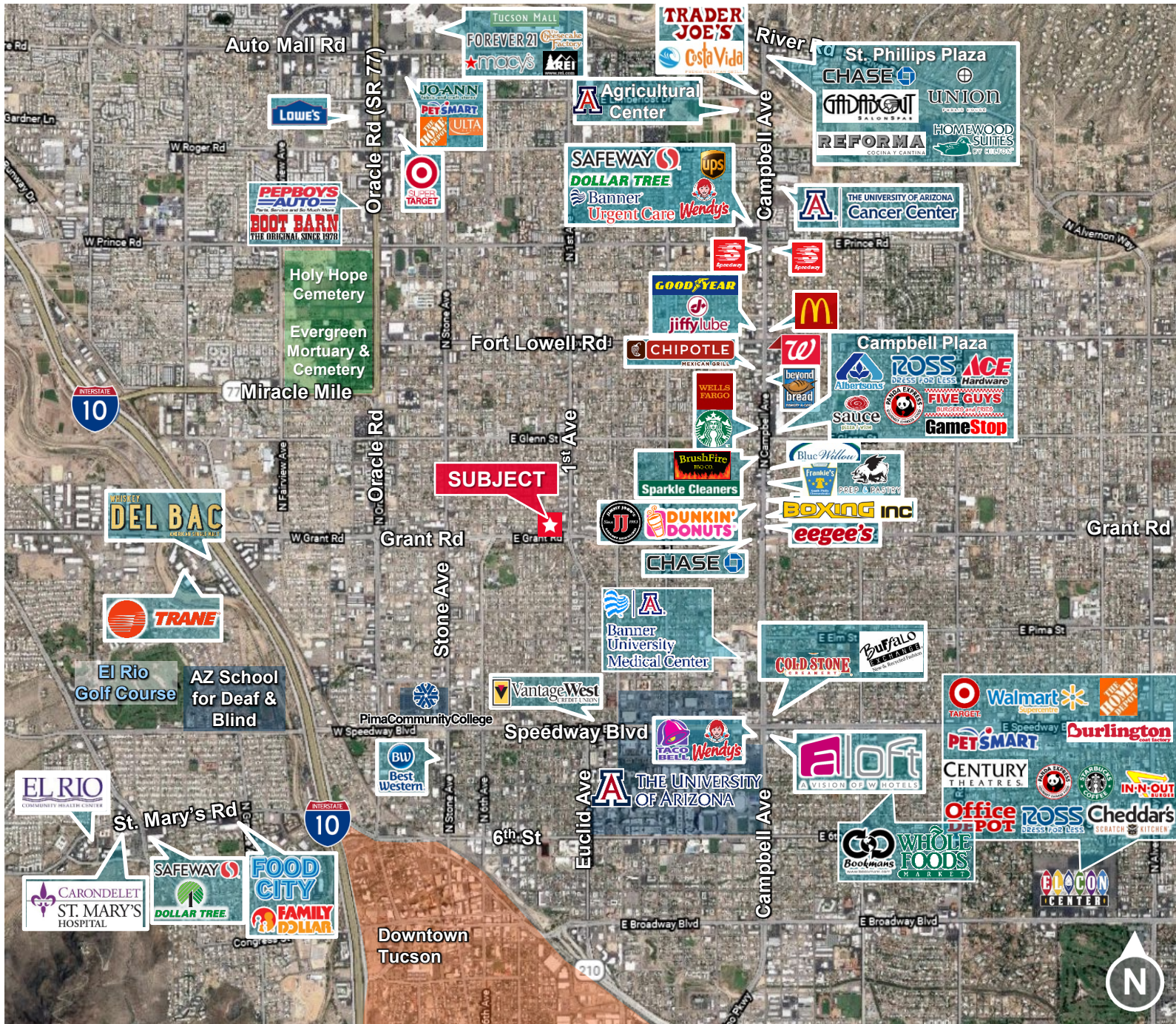
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TRADE MAP

COMMERCIAL BUILDING



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5/18/2022