



**MEDICAL OR OFFICE**

**7,607 SF Class A Medical or Professional Office**  
**\$1,225,000 (\$161 sf)**

**Property Highlights**

- High-profile uniquely designed two-story Surgery Center, appropriate for conversion to other medical and professional office use.
- First floor +/- 6,700 SF features Operating Room with Pre- & Post- op areas, 4 exams, nurse stations, 3 offices, business areas, storage, reception, 3 restrooms.
- Second floor +/- 900 SF features 2 offices, conference room, business & work areas, storage, laundry, 1 restroom, mechanical penthouse.
- Highly accessible to the eastside and midtown with outstanding signage and visibility.
- At-door parking, with private parking space for pre & post-surgery patient entrance/exit.

**Property Details**

Parcel Size	19,126
Assessor Parcel No.	121-08-2790
Property Taxes	\$18,980 (2021)
Zoning	O-3
Year Built	1988
Parking	20 reserved spaces

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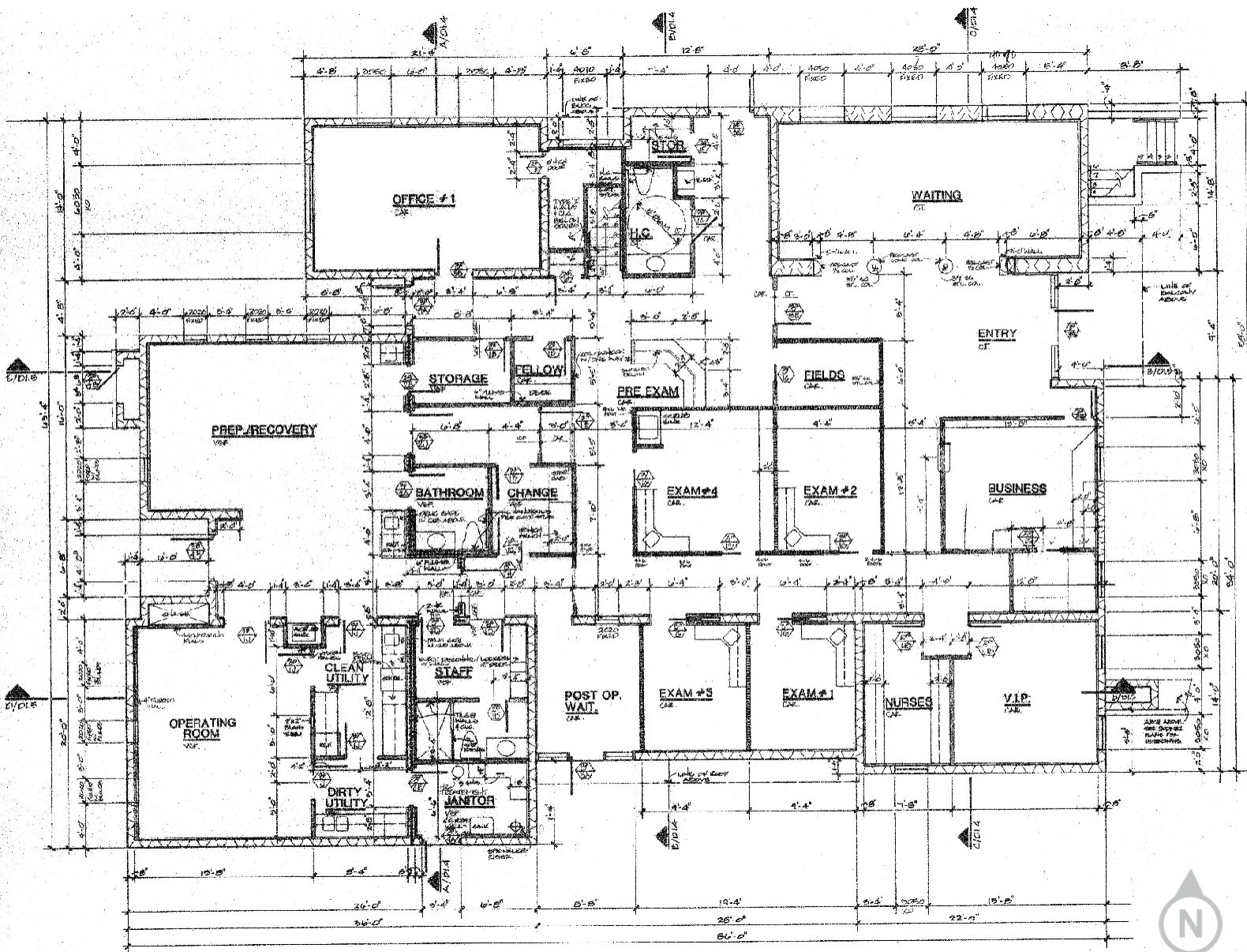




**First Floor +/- 6,700 SF**

Features Operating Room with Pre- & Post-op areas, 4 exams, nurse stations, 3 offices, business areas, storage, reception, 3 restrooms.

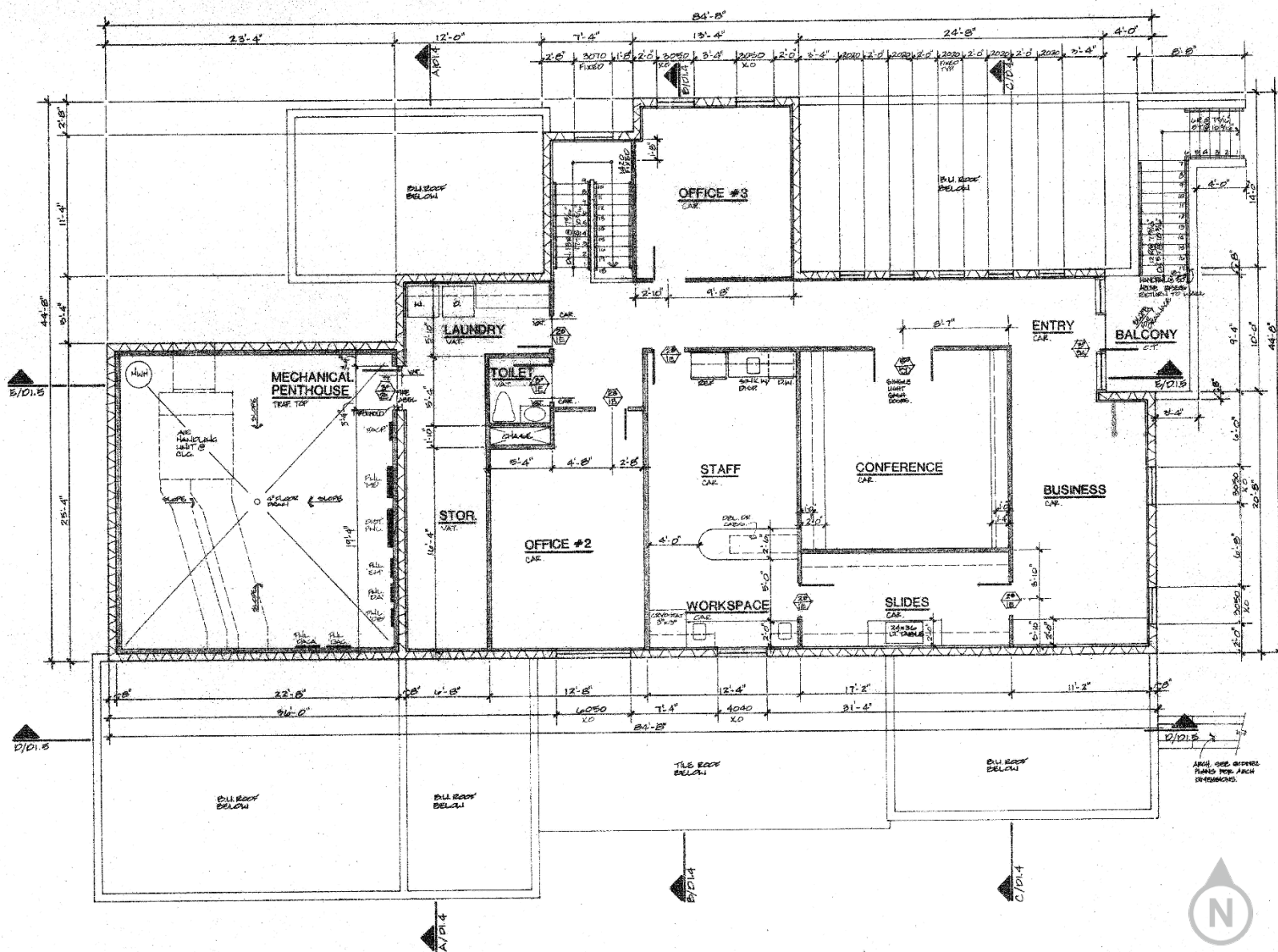
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1241 - 1245 N. Wilmot Road  
Tucson, Arizona 85712

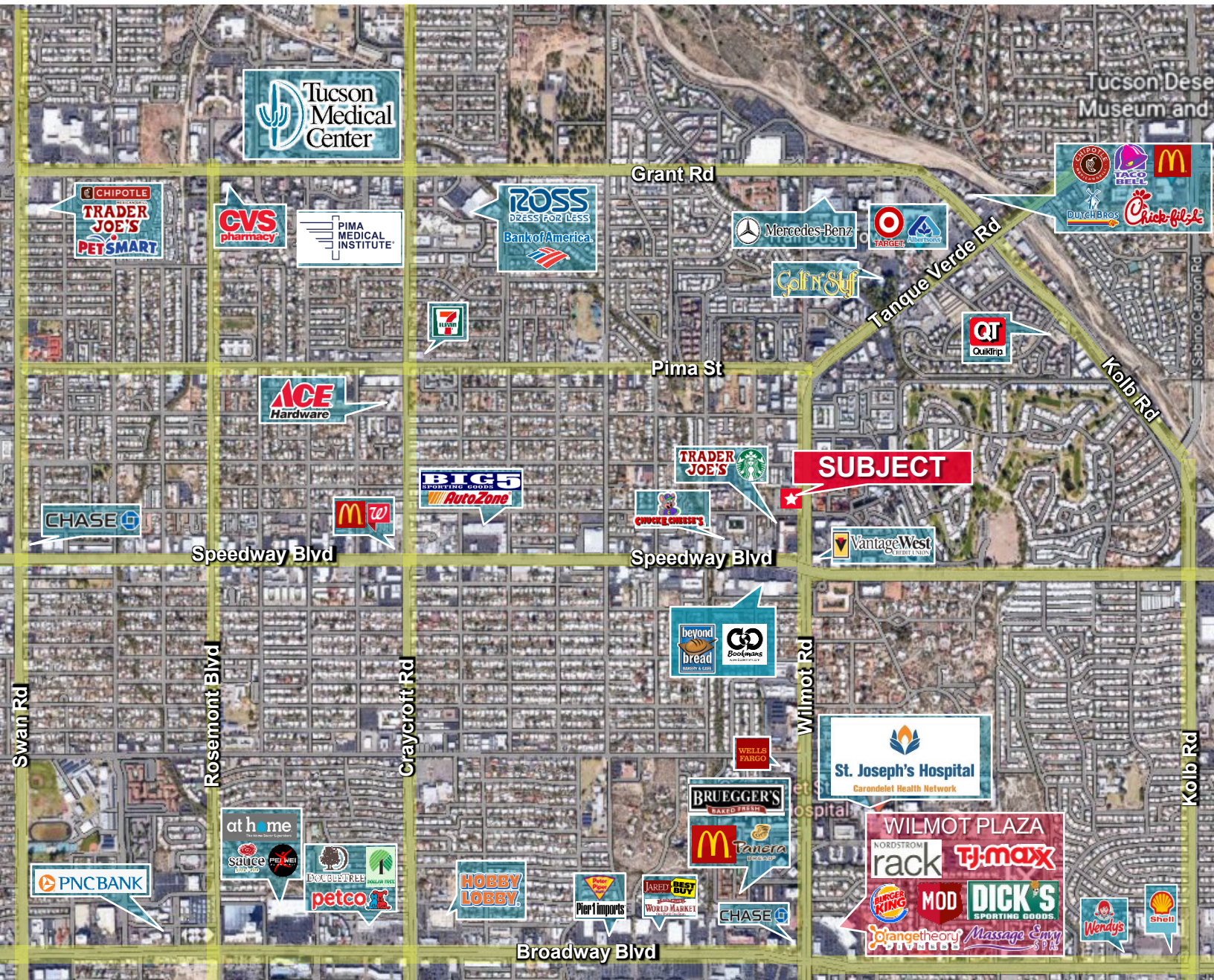
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**Aerial Map**



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8/18/2022