# CUSHMAN & PICOR

### FOR SALE 2300 N Craycroft Road, Suite 5 Tucson, Arizona 85712



### 2,233 SF Dental Office & 728 SF Basement Alternative Professional Use Allowed Sale Price: \$440,000

#### **Property Highlights**

- Immediate occupancy fully improved Orthodontic/Pedodontic office. Alternative professional use allowed.
- 2,233 SF Office 5 chairs in open bay, 2 procedure rooms, lab, doctor office, large waiting area & reception, breakroom, 2 restrooms.
- 728 SF Basement for equipment, storage & admin; fully sprinklered, located below office. Washing machine and dryer available in common basement area.
- Exterior 10' x 12' covered patio at NE corner can be built-out for expansion
- At-door client parking & 1 reserved parking space for owner
- · Convenient Eastside location; easy access from midtown & Foothills
- Outstanding mountain views of the Catalina's
- · Furniture & fixtures separately available
- Tax Parcel 121-05-032C (Condominium Plat, Lot 4), 2022 RE Tax \$6,570

**Richard M. Kleiner, MBA Principal, Office Properties** +1 520 546 2745 rkleiner@picor.com

**Alexis Corona Associate, Office Properties** +1 520 546 2729 acorona@picor.com



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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other
conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. 7/14/2023

### 

FOR SALE 2300 N Craycroft Road, Suite 5 Tucson, Arizona 85712

#### Floor Plan

• Immediate occupancy - fully improved Orthodontic/Pedodontic office. Alternative professional use allowed.

- 2,233 SF Office 5 chairs in open bay, 2 procedure rooms, lab, doctor office, large waiting area & reception, breakroom, 2 restrooms.
- 728 SF Basement for equipment, storage & admin; fully sprinklered, located below office. Washing machine and dryer available in common basement area
- Exterior 10' x 12' covered patio at NE corner can be built-out for expansion
- Furniture & fixtures separately available



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. 7/14/2023

CUSHMAN & PICOR 11

FOR SALE 2300 N Craycroft Road, Suite 5 Tucson, Arizona 85712

#### **Basement Plan & Plat Map**

• 728 SF Basement - for equipment, storage & admin; fully sprinklered, located below office.



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. 7/14/2023

# 

FOR SALE 2300 N Craycroft Road, Suite 5 Tucson, Arizona 85712

Aerial



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. 7/14/2023