



## 2,889 SF Freestanding Office Building

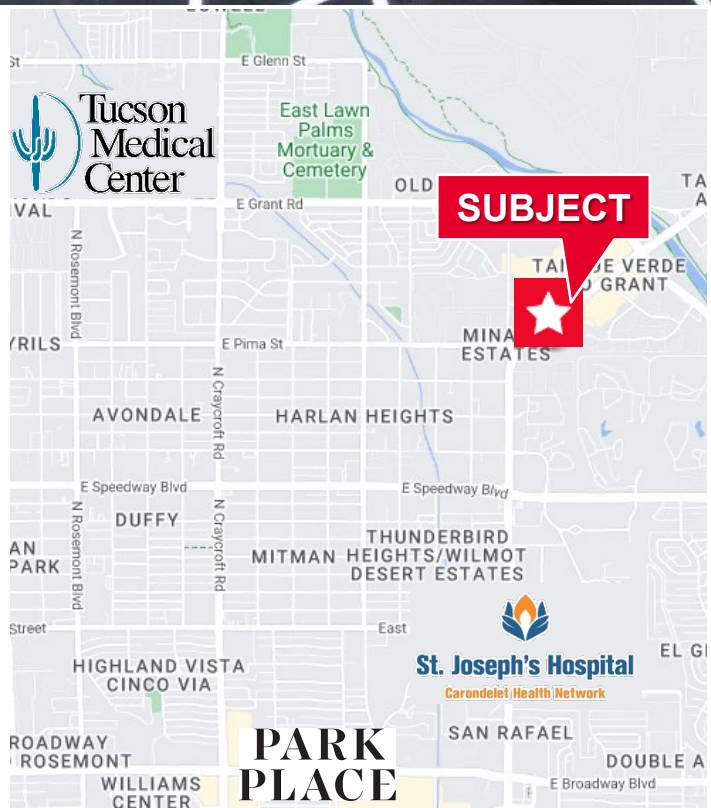
**Sale Price: \$572,000**

### Property Highlights

- High-quality owner/user purchase opportunity at significantly below replacement cost
- Exceptional interior design and finishes
- Convenient East-Central submarket location (250,000+ population within a 5-mile radius, located within 2 miles of the Catalina Foothills, Tucson Medical Center, Park Place Mall, etc.)
- Advantageous C-1 zoning (also allows many non-office uses)
- 14 parking spaces (5 covered)
- Private rear outdoor patio area
- Two restrooms (one with a shower)

### Property Details

Assessor Parcel No.	133-16-0440
Property Taxes	\$5,910.08 (2023)
Zoning	C-1
Year Built	1999



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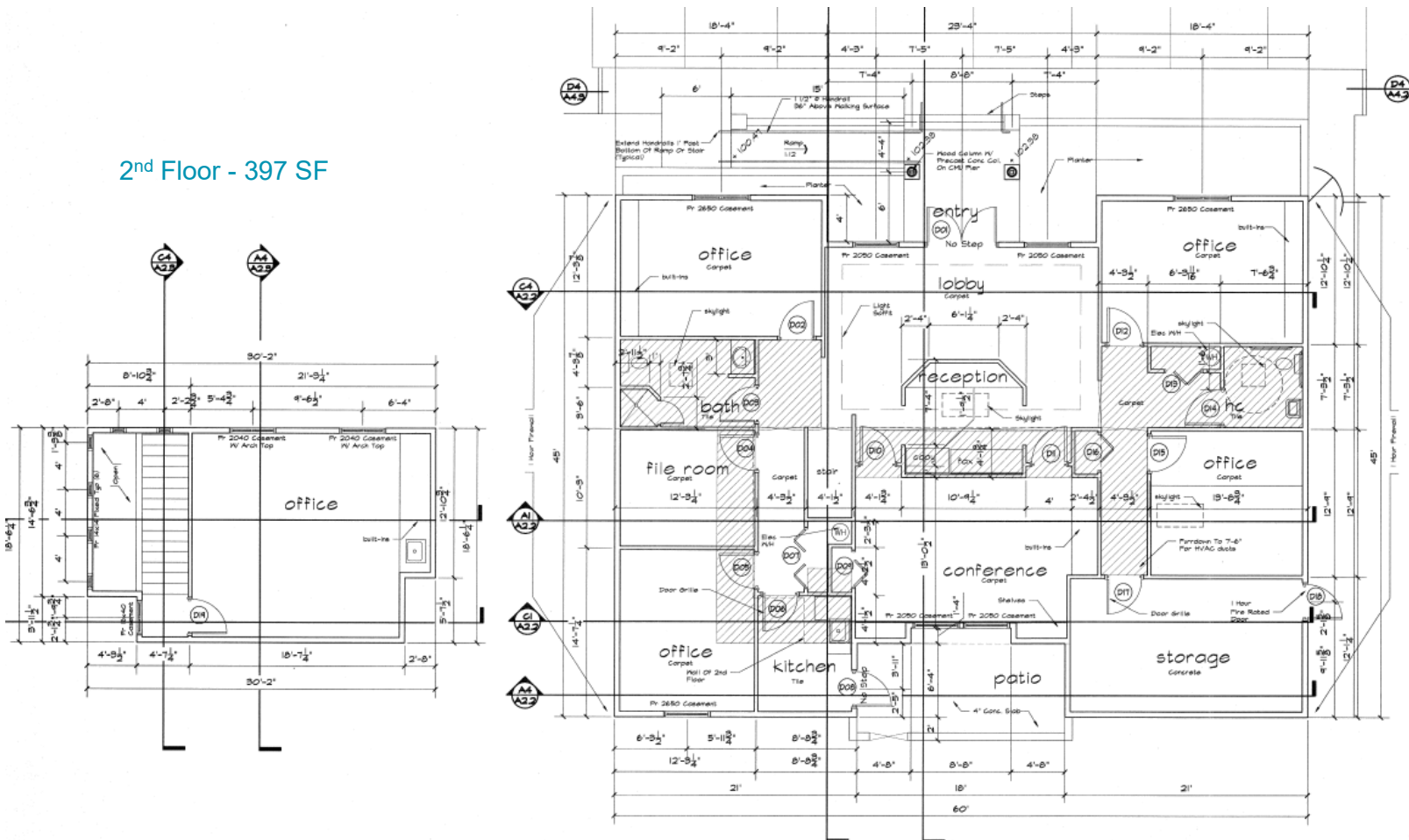
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## Floor Plan

1<sup>st</sup> Floor - 2,492 SF

2<sup>nd</sup> Floor - 397 SF



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7/9/2024



## Property Photos



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Aerial



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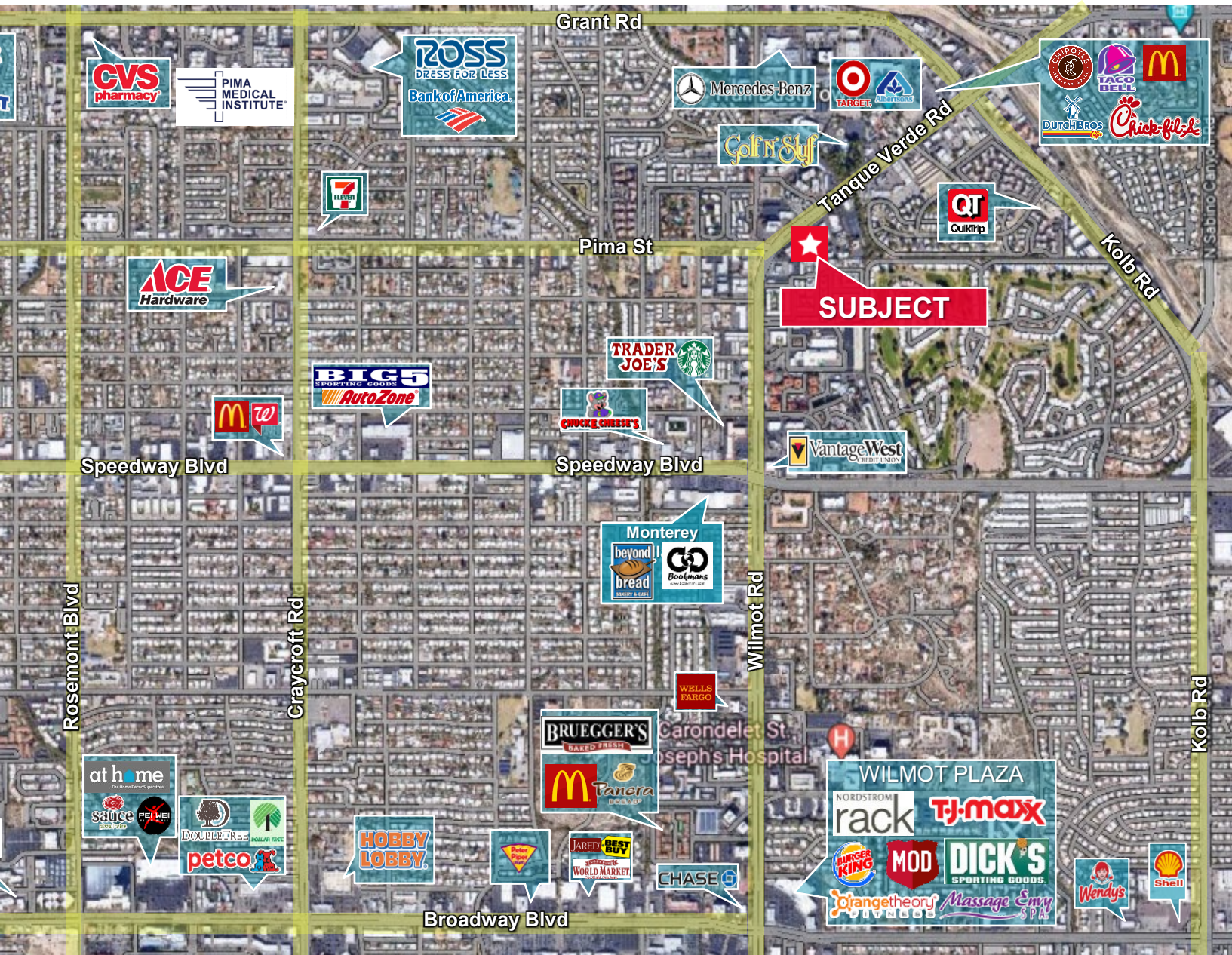
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**Trade Map**



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