

**PRICE REDUCED:
\$1,150,000 (\$104.74 / SF)**



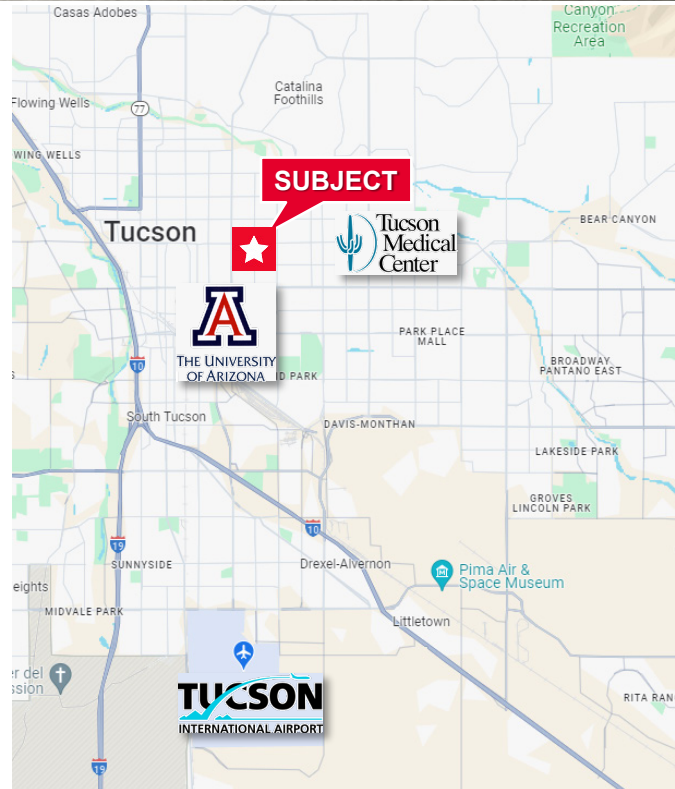
10,980 SF Medical / R&D / Retail / Office Space
Sale Price: \$1,690,000 (\$153.92/SF)
Price Reduced: \$1,150,000 (\$104.74/SF)

Property Highlights

- Zoning and approved building plans in place to build out an in-patient drug and alcohol treatment center for 47 beds
- Abundant amenities located within a 1-mile radius of property
- Located in historic Blenman Elm neighborhood
- Shell condition
- Free standing building
- Ample parking on property
- Property use also zoned for R&D, Retail, or Office

Property Details

Possession	Immediate
Year Built	1970
Zoning	C-1, City of Tucson
Assessor Parcel No.	123-02-288A
Parking	±37 Spaces

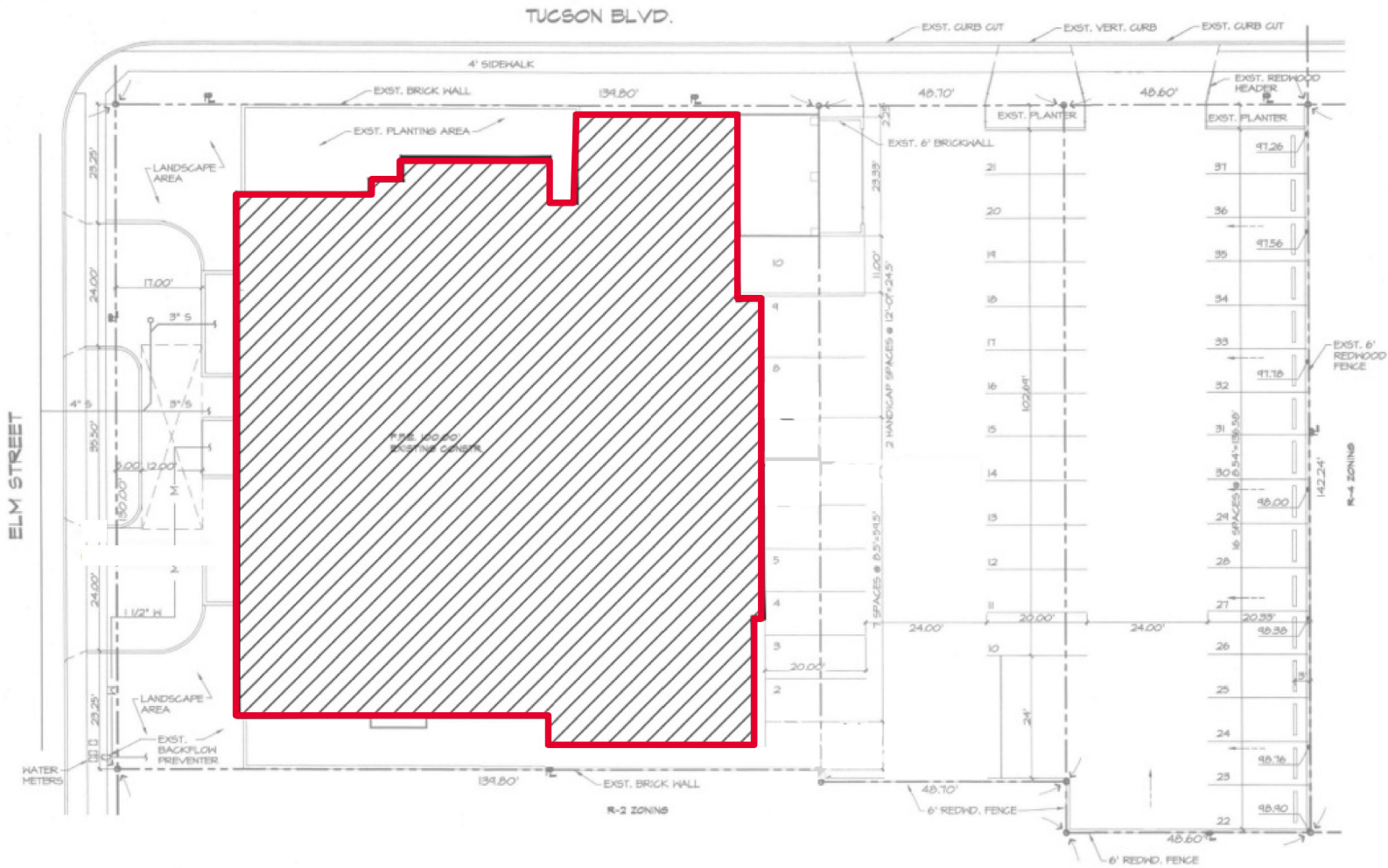


Jason Abraham Shaltiel
Commercial Properties
 +1 520 546 2791
jshaltiel@picor.com

Thomas J. Nieman
Principal, Office Properties
 +1 520 546 2728
tnieman@picor.com

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

Survey – Currently in Shell Condition

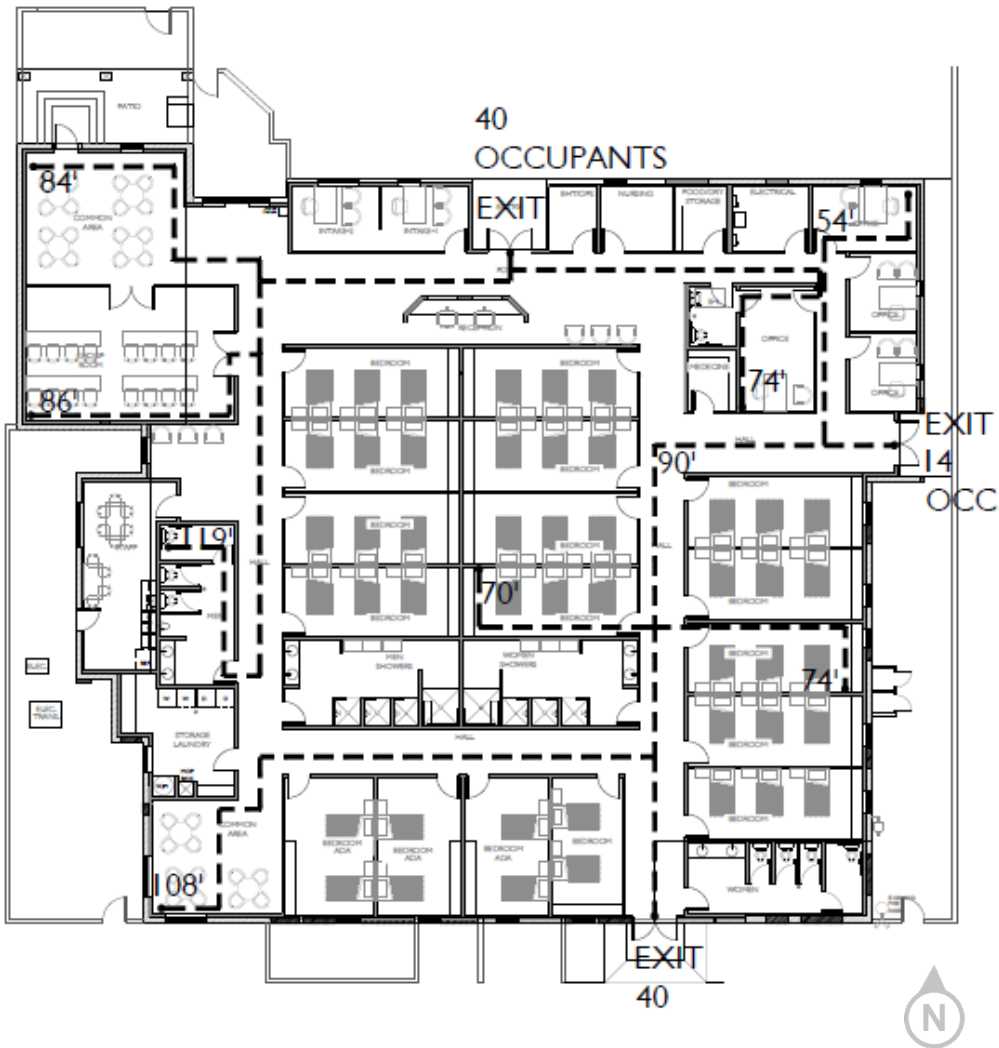


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Proposed and Approved Drug and Alcohol Treatment Center Layout (47 Beds)



SLEEPING AREA:
4142 S.F.
1560 S.F.
TOTAL 5702 S.F. / 120 =
47.5 OCCUPANTS

OUTPATIENTS AREAS:
2042 MEN REST ROOM
831 SHOWERS
320 WOMEN REST ROOM
TOTAL 3,193 / 100 = 31.9

OFFICE/ LAUNDRY:
OFFICE, MEDICINE, BREAK ROOM
2,085 / 150 = 13.9 OCCUPANTS

TOTAL OCCUPANTS
93.3 = 94 OCCUPANTS

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Trade Map



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