

In-Patient Detox Center 47 Beds



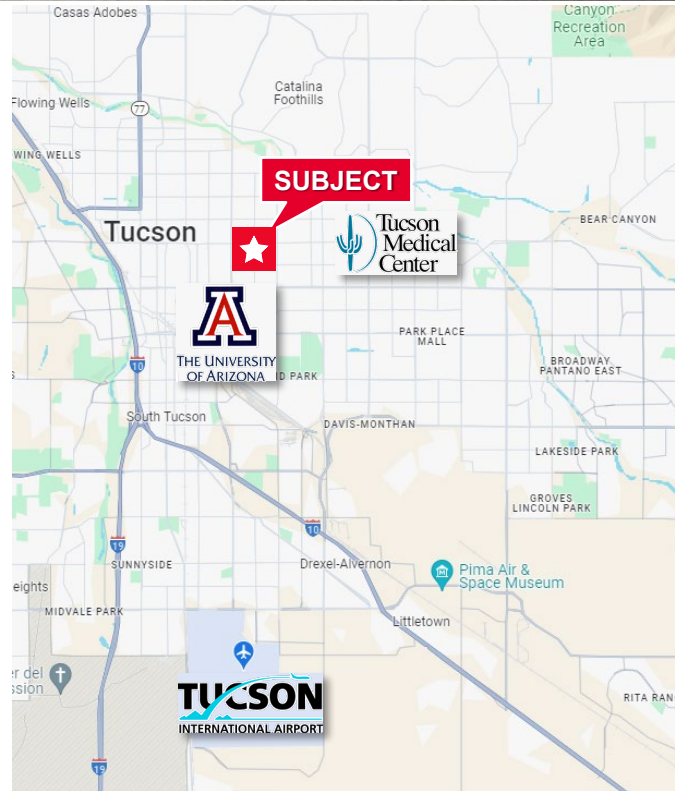
10,980 SF Medical / R&D / Retail / Office Space
Sale Price: \$1,690,000 (\$153.92/SF)

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

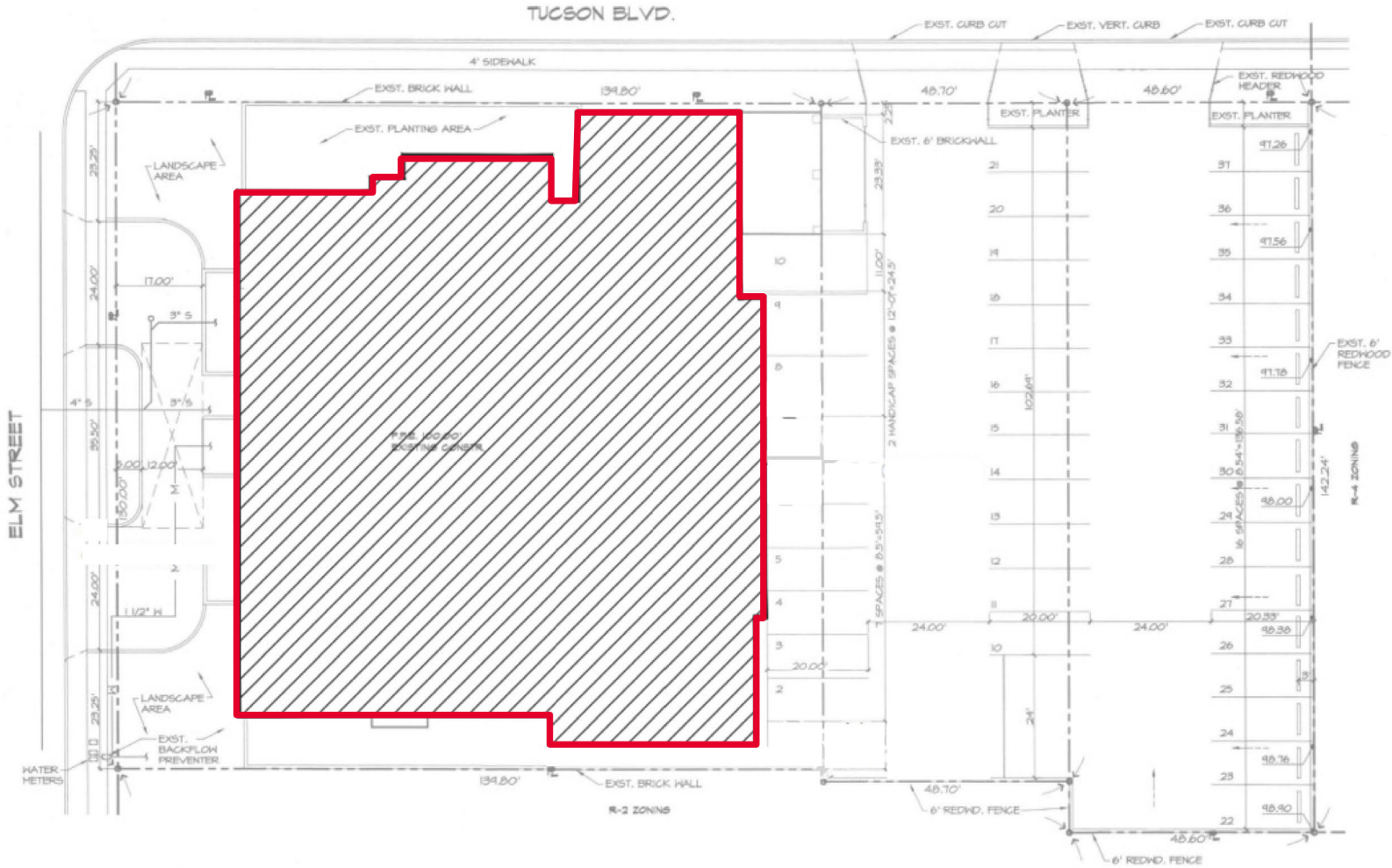


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Survey – Currently in Shell Condition

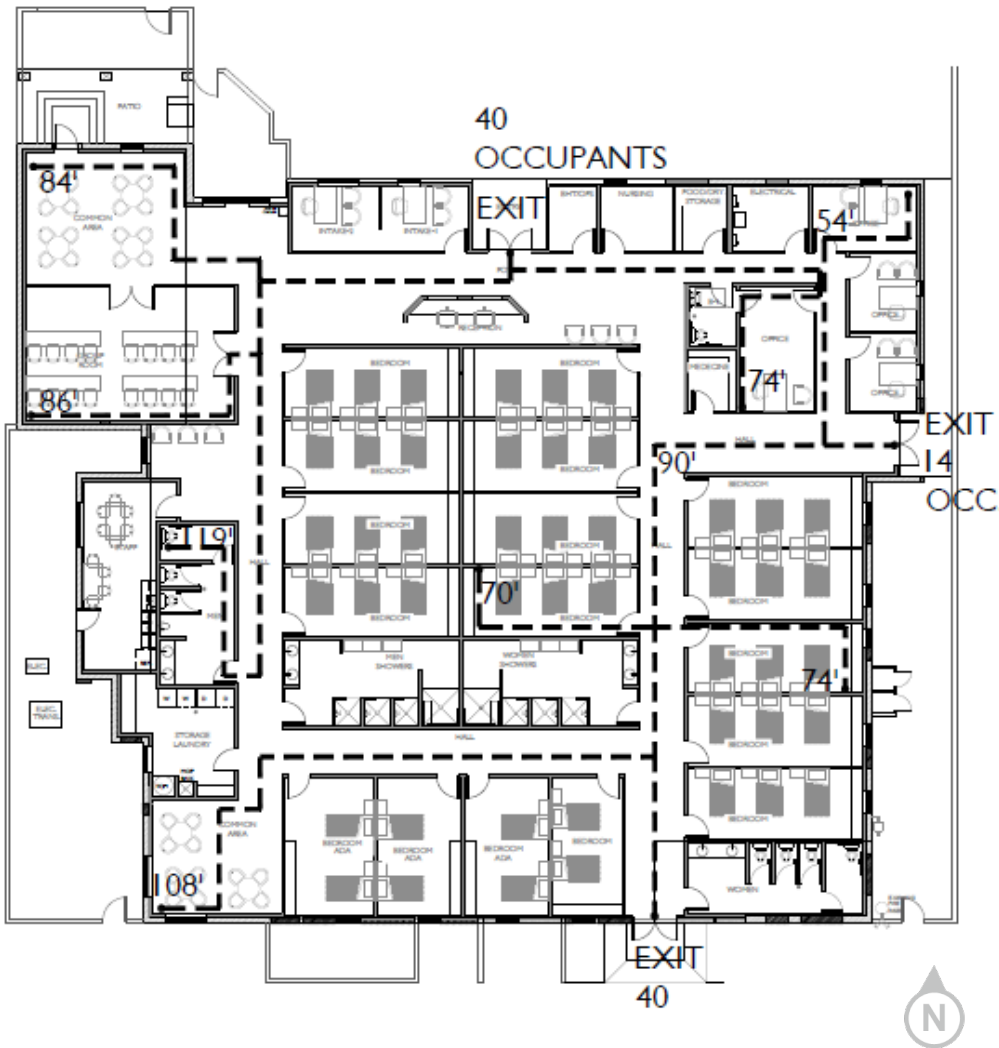


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Proposed and Approved Drug and Alcohol Treatment Center Layout (47 Beds)



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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