



**Redevelopment Opportunity**  
**4,065 SF Office Building & .1645 Acre Lot**  
**Sale Price: \$790,000**

**Property Highlights**

- Electrical upgrade to 400 AMP in June 2016
- Secure parking for 3 vehicles + 12 unsecured spaces + 2 ADA spaces
- Income potential for three tenants
- New HVAC unit installed in 2016
- Centrally located, minutes from the University of Arizona
- 16 parking spaces

**Property Details**

Office SF	4,065 SF (on .1844-Acre lot)
Vacant Lot Size	.1844 Acre
Zoning	C-3 Zoning



**Kameron Norwood**  
**Investment Sales & Leasing**  
 +1 520 360 8510  
[knorwood@picor.com](mailto:knorwood@picor.com)

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



Property Photos





Trade Map



**Kameron Norwood**  
 Investment Sales & Leasing  
 +1 520 360 8510  
[knorwood@picor.com](mailto:knorwood@picor.com)