

**FREESTANDING BUILDING**

**2,914 SF Freestanding Building**
**Sale Price: \$500,000**
**Lease Rate: \$3,500 / Mo., MG**
**Property Highlights**

- High-visibility location – 35,233 vehicles per day (2022 PAG count)
- Clear-span interior with 14' ceilings
- Completely updated – newer HVAC, electrical, plumbing, roof, and parking lot improvements
- Within ½ mile of Interstate 10, University of Arizona, and Downtown Tucson
- Two (2) restrooms – one includes a shower
- Seller financing potentially available

**Property Details**

Building Size	2,914 SF
Site Area	12,197 SF
Zoning	C-3, General Commercial, City of Tucson
Ceiling Clear Height	14'



For more information, please contact:

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Property Photos

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**Clear span interior with 14' ceilings**



**ADA restroom**



**Entrance canopy**



**Kitchen/break area**

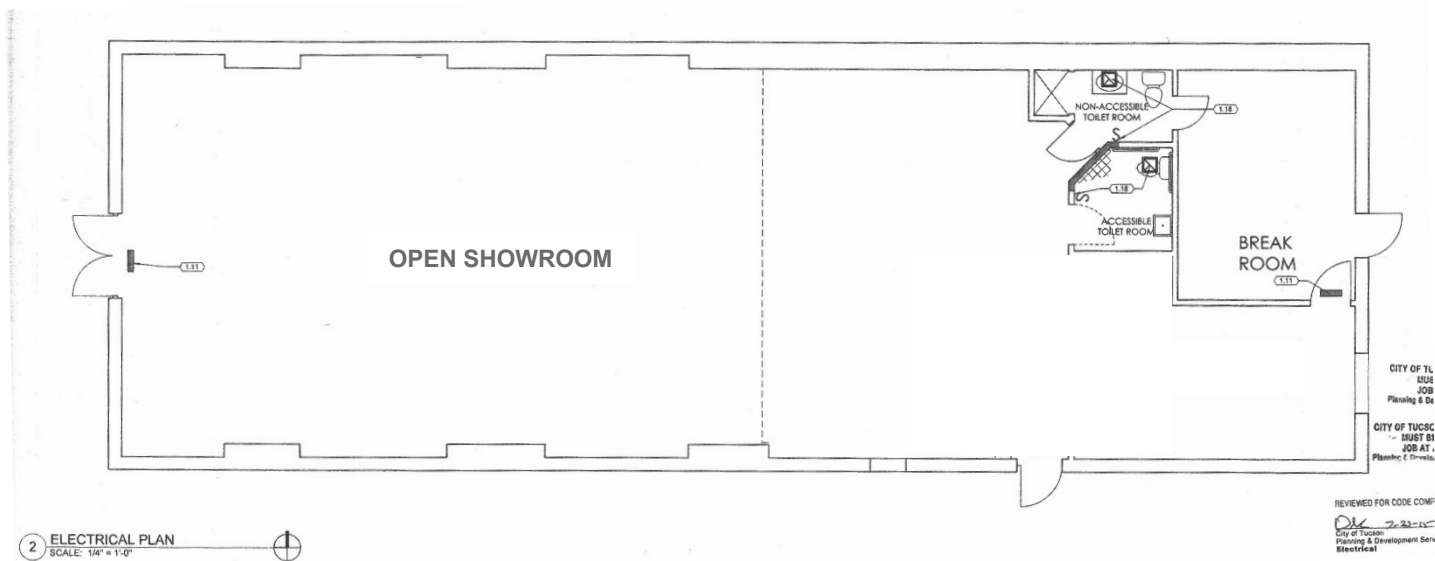
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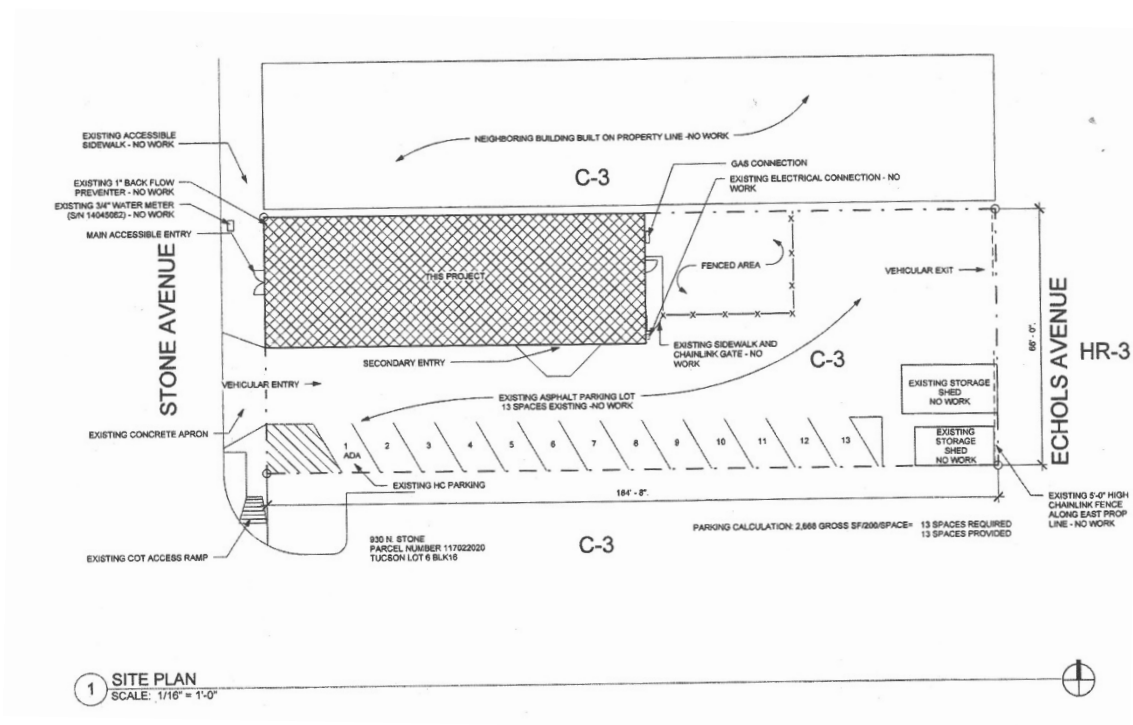
4/25/2023

## Floor Plan

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## Site Plan





Map

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