

AVAILABLE FOR SALE

329 W. Franklin St.

Tucson, AZ

±1,126 & ± 432 SQ FT

HO-3 ZONING (CITY OF TUCSON)



WWW.MARKIRVIN.COM

For more information please contact:

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3777 E. Broadway Blvd, Suite 210
Tucson, Arizona, 85716



SALE PRICE:

\$ 400,000

PARCEL NUMBER:

116-19-053A

PARCEL SIZE:

± 5,906 SF (Pima County's Assessor's Office)

Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct its own due diligence on the property and seek legal, tax and real estate advice from competent advisors or other such professional.

OVERVIEW

These well located, one-story office buildings are situated in Tucson's Central Business District at the NEC of Franklin Street and Granada Ave. It is a stone's throw from all key downtown governmental buildings, the court system, museums and some of Tucson's best dining opportunities.

The original structure was a single-family residence constructed in 1908. It was repurposed as a medical office in 1998.

The property consists of two buildings, totaling approximately 1,558 SF. It is zoned HO-3 (office zoning) which allows for office, medical, civic, and other similar land uses. It was designed as a doctors office and is ideal for that use.

Please click on the link below for a 360° interactive photo of the surrounding neighborhood: <https://viewer.hangar.com/360?productId=o0WRRGO>

OPERATING EXPENSES

Building Insurance	\$4,000
Real Estate Taxes 2018	\$5,302
Utilities	
Electricity	\$3,160
Water	\$1,330
Landscaping	\$2,080
Security System	\$540



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The conversion from Residential to Medical Office occurred in 1998. The following improvements have occurred:

1998: Main Building - Electrical system rewired, new box installed, floor reinforced for heavier loads, and roof rafters made earthquake compliant, swamp cooler and ductwork removed; central HVAC installed, dropped ceilings raised secondary to above original kitchen removed, central area opened up, walls removed, and pony walls installed, restroom made handicap compliant, handrails installed, exterior handicap ramp and railings installed, front porch entryway handrail installed, transoms and Solar tubes installed, original fir floors repaired and refinished; marble floor installed in bath, security system installed, Sentricon termite system installed, all new light fixtures interior and exterior, all interior doors replaced with custom-made sound proof double pane glass doors, removal of concrete in backyard to create planting beds, landscaping front and back, drip water system installed, expert repair of plaster walls (small cracks); complete interior painting.

2006-2015: Complete upgrade, casita: old concrete floor removed -new colored concrete floor laid, walls and roof bays firred out and insulated; drywall installed, electrical completely rewired; new lighting installed, installation of HVAC split unit, installation of solar tubes, built-in shelving, and divider wall, installation of vintage entry door, and interior French doors, interior repainted, exterior of main building completely painted, new roof installed, both main building and casita, awnings fabricated and installed, retractable awning installed on west casita window (all awnings Sunbrella fabric), addition of extensive blow-in insulation in attic, main building.

2016: New insulated floating floors (engineered wood) installed throughout (original fir floors preserved and protected), expert repair of plaster walls (small cracks); complete interior painting, installation of lighted emergency exit signs, with battery back-up, emergency signage to code, foundation repointed, addition of interior security lock, between waiting room and reception, all interior draperies fireproofed.

2018: Installation of new central HVAC system and ductwork, main building.

Ongoing maintenance, 1998 to present: Current certifications: backflow inspection, fire inspection, alarm permit, sign permit, palm trees and larger trees regularly pruned and maintained by arborist, landscape maintenance by professional landscaper, professional janitorial maintenance of interior; windows professionally cleaned on regular basis, regular professional inspection of Sentricon system (all recent termite inspections and reports negative for termite activity)

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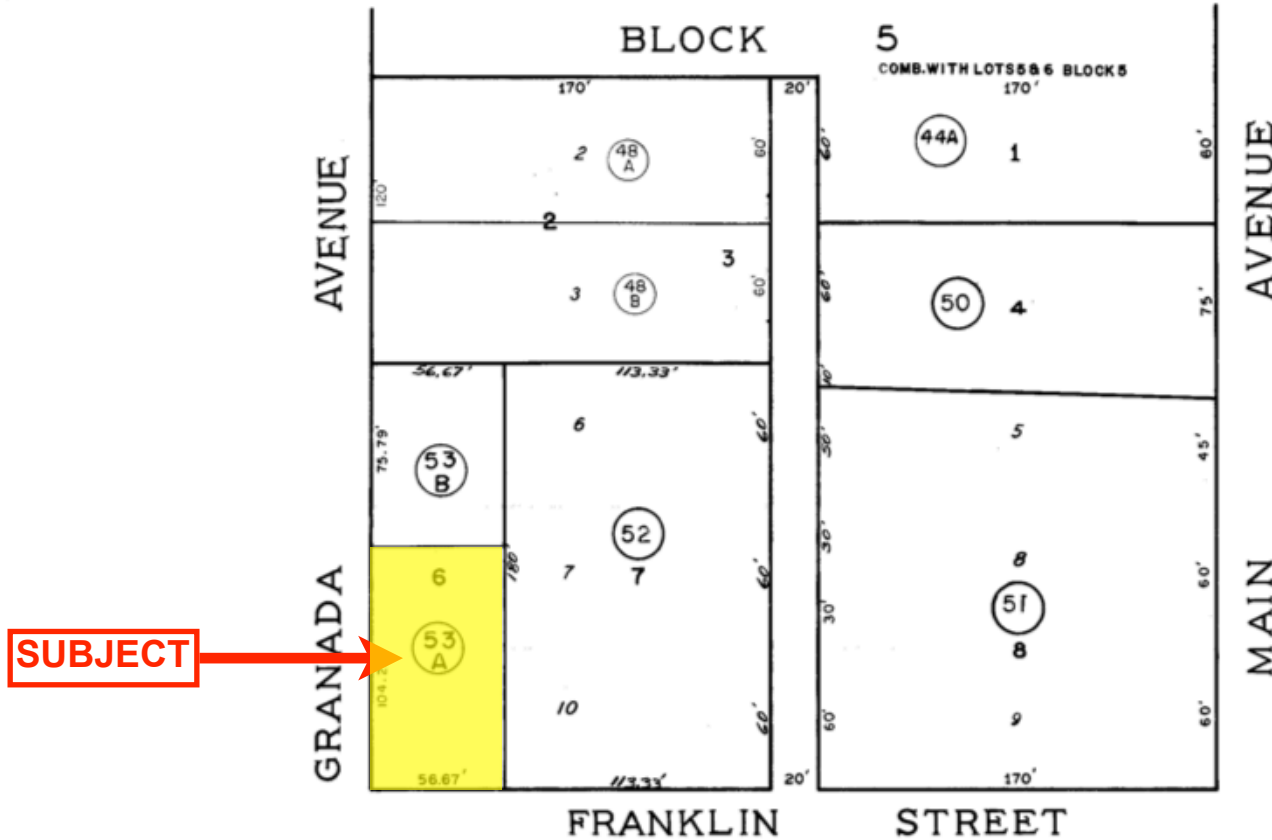
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ASSESSOR'S RECORD MAP

416-19
8/29

BLOCK 6, GOLDSCHMIDT'S ADDITION

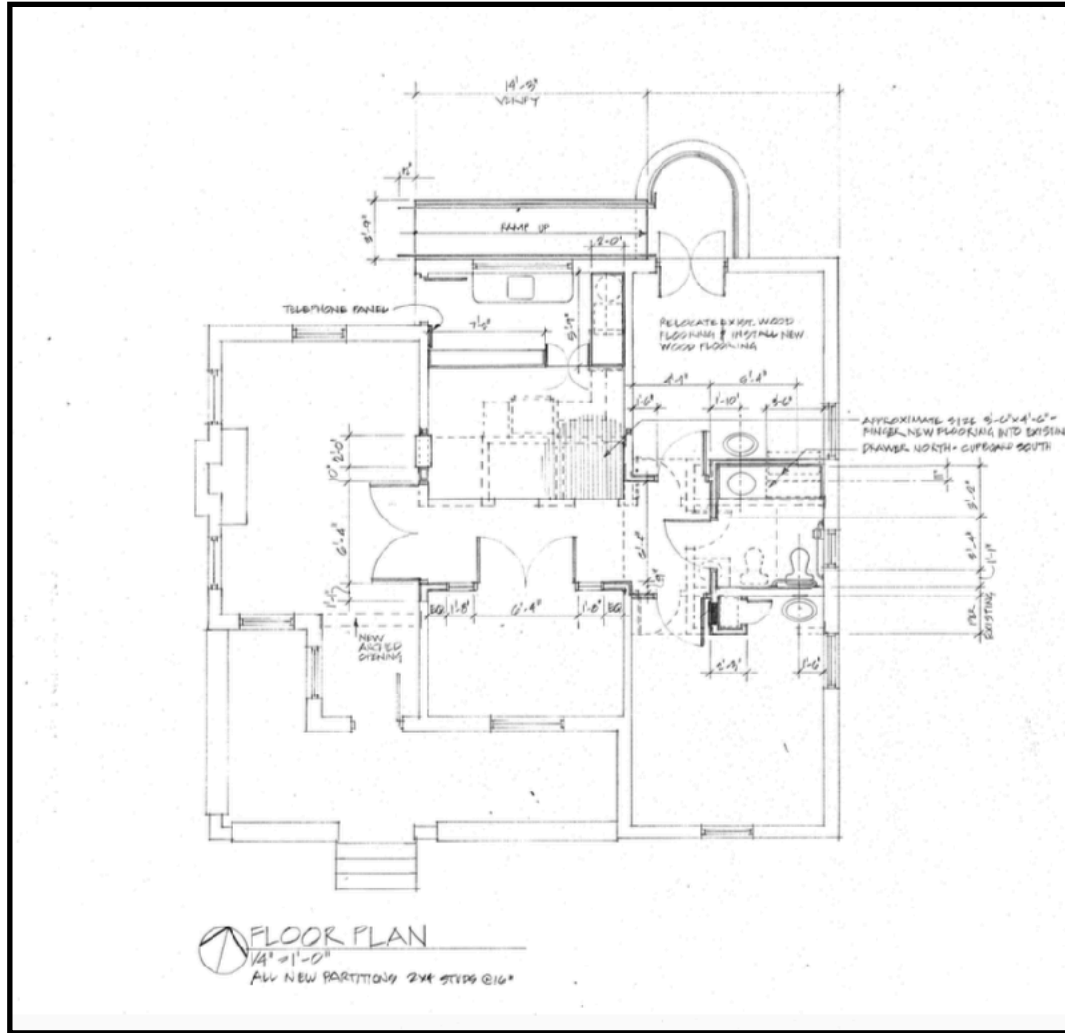


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FLOOR PLAN (Not to scale)

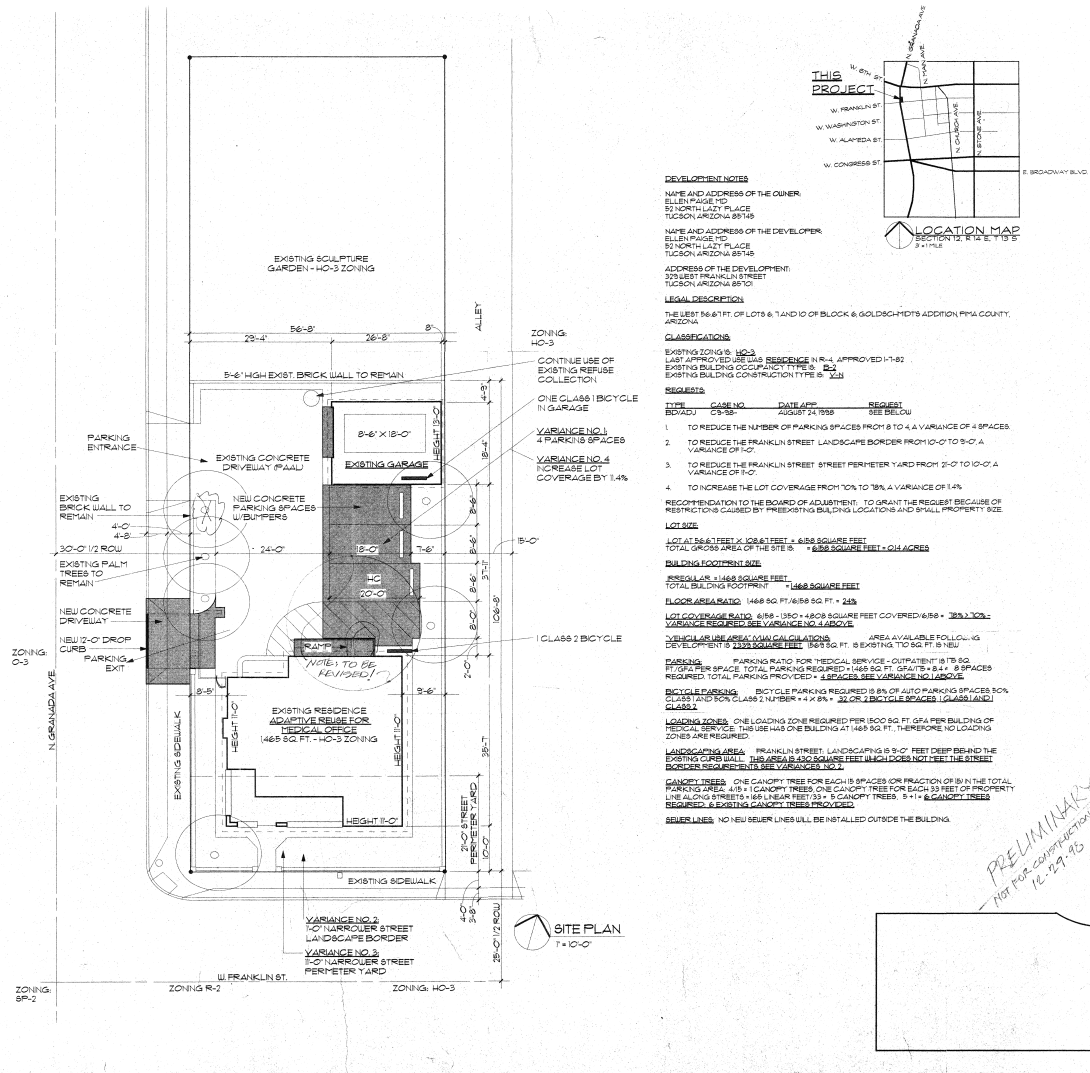


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SITE PLAN



**Noggle McCarthy
Architects AIA, Inc.**
500 North Tucson Boulevard
Tucson, Arizona 85716
(520) 881-4567, FAX (520) 881-4566



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SITE PLAN
DEVELOPMENT NOTES

**MEDICAL OFFICE FOR
ELLEN PAIGE, MD**
328 WEST FRANKLIN STREET
TUCSON, ARIZONA 85701

Job No.: 8070
Date:
Dwnl.: RHN
B/A
1.0

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