

AVAILABLE FOR SALE

6418 E. Tanque Verde

± 9,919 SQ FT

C-1 & C-2 ZONING (CITY OF TUCSON)

**MAJOR
PRICE
REDUCTION**

WWW.MARKIRVIN.COM

For more information please
contact:

JANINE IRVIN, CCIM
MARK IRVIN CCIM, SIOR

Phone: (520) 620-1833

Facsimile: (520) 620-1830

Email: mark@markirvin.com

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



SALE PRICE:

\$695,500 (+-\$70 SF)

PARCEL NUMBER:

133-16-033G

PARCEL SIZE:

± 34,412 (Pima County's Assessor's Office)

BUILT:

1984



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

This well located, two-story office building is situated in Tucson's East Central Sub-Market area. It has abundant parking (including covered parking) and its zoning allows for many different non-office uses. The property is also located in an Opportunity Zone which may provide some tax incentives.

The current occupants, including the owners, are all on month-to-month leases to provide maximum flexibility for a potential buyer. Although the owner plans to vacate, many of the tenants have indicated that they would like to stay and extend their leases.

For a 360 degree view of the property and the neighborhood, please visit the following link:
<https://viewer.hangar.com/6reRyb0W>



3777 E. Broadway, Suite 210, Tucson, Arizona, 85716 ~ Phone: (520) 620-1833 ~ Facsimile: (520) 620-1830

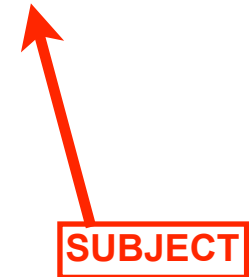
Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct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



Building Insurance	\$3,835
Real Estate Taxes	\$18,120
Utilities	\$11,155
Association Fees	\$2,040
Common Area Maintenance	\$23,632
TOTAL OPERATING EXPENSE	\$58,782
Approximate SF Cost	\$5.96

RENTAL INFORMATION

Suite #	Tenant	SF	Monthly Rent	Lease Term
101,102	L2 Architects, Esquema Architects	±1,120	\$1,650	Month-to-month
103-106	Schomac Group	±2,490	\$3,411	Month-to-month
107	Alex Gaynes and Patricia Taylor	±770	\$900	Month-to-month
108	Quest Mgmt	±329	\$350	Month-to-month
204	Son Management	±341	\$500	Month-to-month



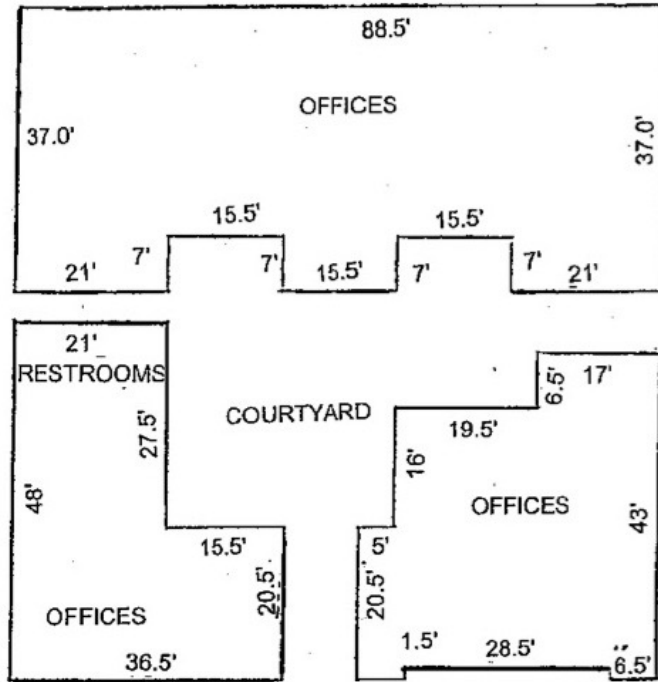
3777 E. Broadway, Suite 210, Tucson, Arizona, 85716 ~ Phone: (520) 620-1833 ~ Facsimile: (520) 620-1830

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.

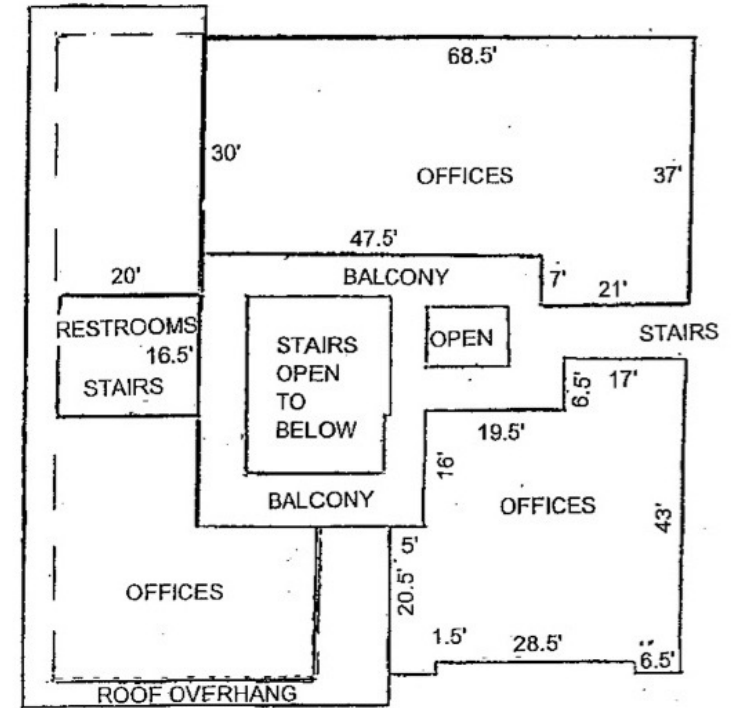


FLOOR PLAN (Not to scale)

1ST FLOOR
5,885 SF



2ND FLOOR
4,034 SF



3777 E. Broadway, Suite 210, Tucson, Arizona, 85716 ~ Phone: (520) 620-1833 ~ Facsimile: (520) 620-1830

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.

