

AVAILABLE FOR SALE

2,949 SF OFFICE BUILDING

4349 E. 5th Street ~ Tucson, AZ



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



\$575,000

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.

PROPERTY OVERVIEW

The subject property is a one-story garden-style office building situated in the heart of the midtown office market. It is located on the northeast corner of 5th Street and Catalina, just east of Columbus Blvd. The property is completely fenced with an automatic electric security gate. It is an ideal opportunity for an owner/user seeking a well-located building with good street visibility and signage.

Conveniently located in the “East Central” sub-market area. The building is approximately 2,949 square feet and is situated on \pm 13,800 square foot parcel zoned O-3, R-1 (City of Tucson). Approximately 15,103 vehicles pass by the property on a daily basis. 15 parking spaces are on-site, with 6 open spaces, 1 handicap and 8 covered parking spaces. On street parking is also available. The property was converted to office in 1990.

The building was recently painted, the parking lot sealed and stripped and the roof coated.

2019 EXPENSES	
REAL ESTATE TAXES (2020)	\$8,393
BUILDING INSURANCE	\$1,351
UTILITIES (electric, water, gas, trash)	\$3630
JANITORIAL	\$600
PEST CONTROL	\$172
LANDSCAPING	\$650
MAINTENANCE	\$350

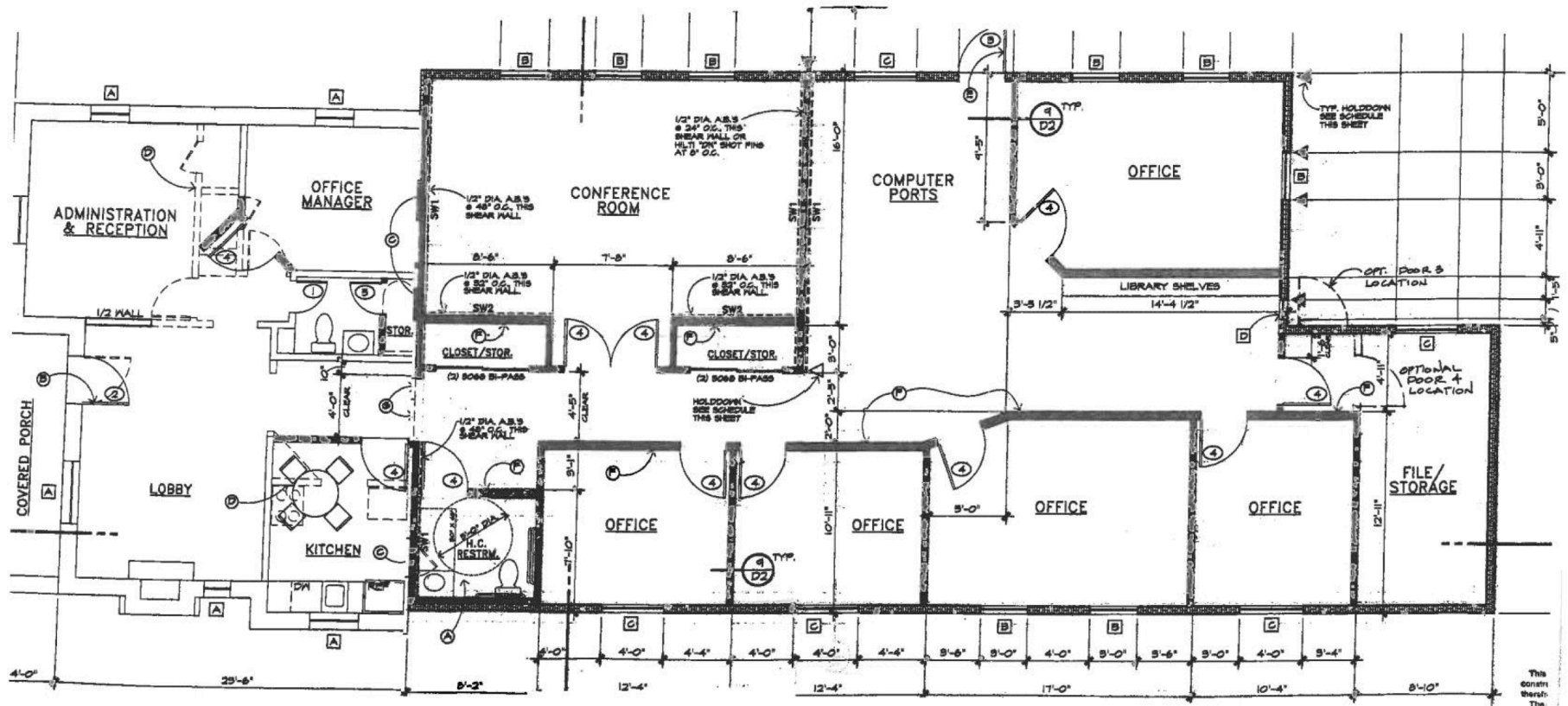
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FLOOR PLAN

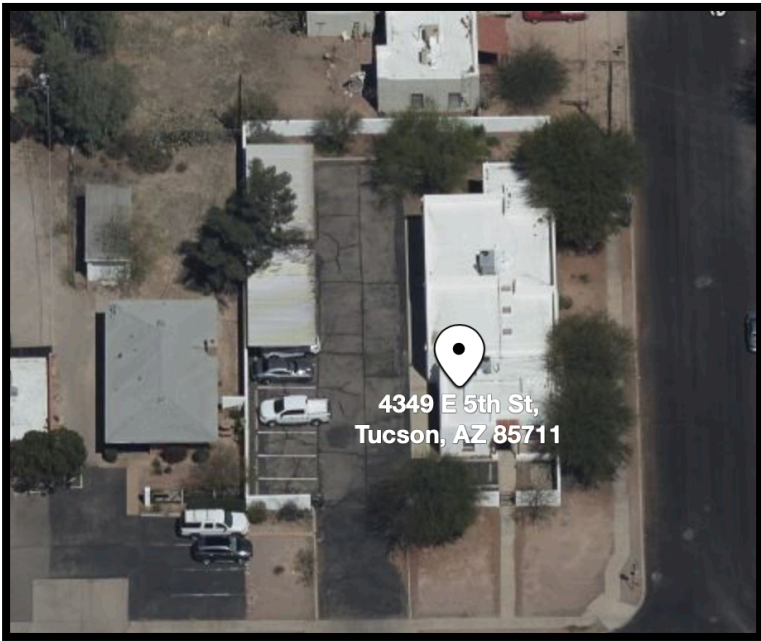
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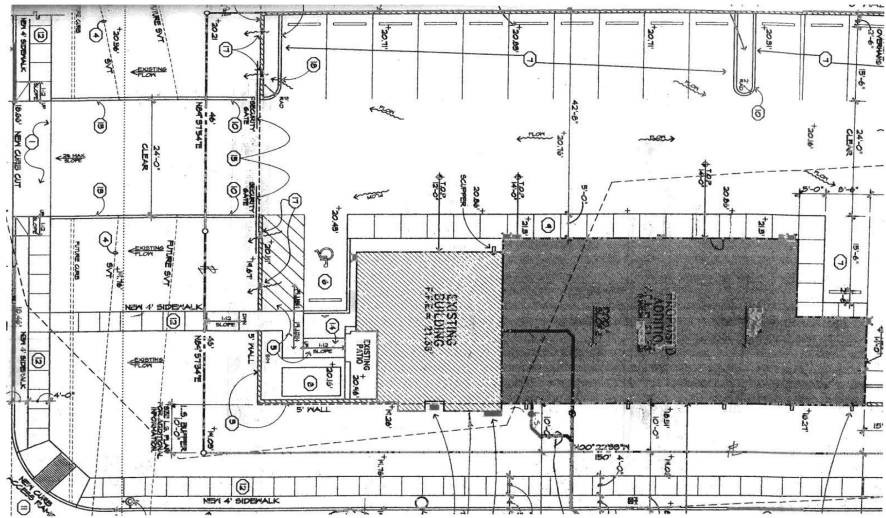
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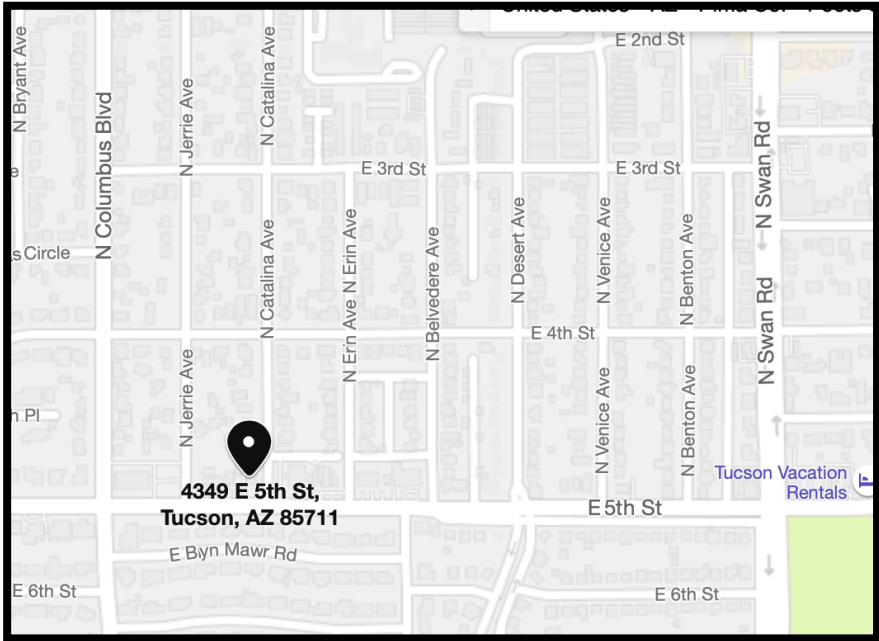
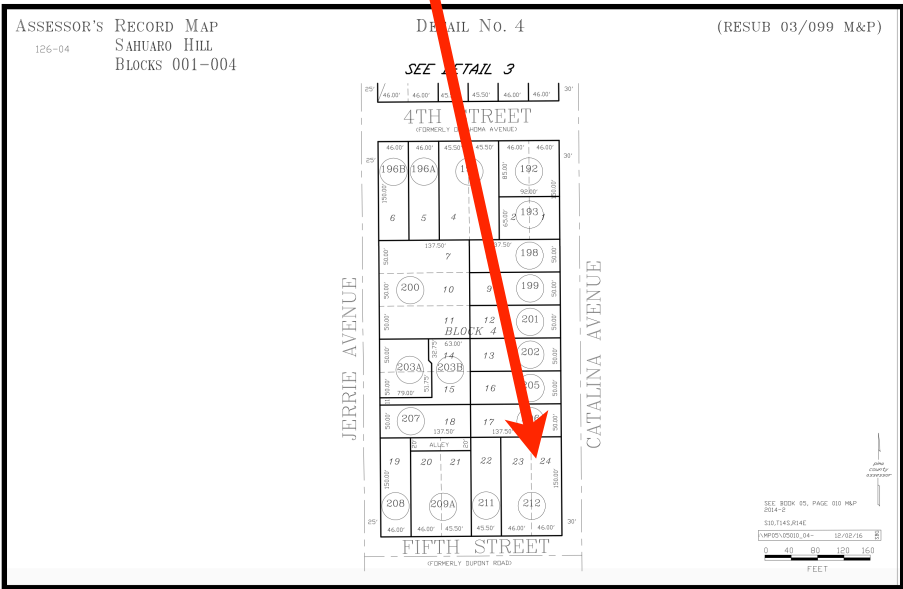




PROPERTY SITE PLAN



ASSESSOR PARCEL NUMBER 126-04-2120



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