

# AVAILABLE FOR SALE THE RONSTADT HOUSE

607 N. 6TH AVENUE  
Tucson, AZ



[WWW.MARKIRVIN.COM](http://WWW.MARKIRVIN.COM)

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

**PRICE: \$2,184,890 (\$365 SF)**

**SIZE: 5,986 SF ~ Buildings  
24,394 SF ~ Land**

**ZONING: HC-1 (City of Tucson)**

**YEAR BUILT: 1904 (Converted to office use in 1967)**



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

The Ronstadt House is a beautiful historic building with on-site parking, amazing drive up appeal, spacious grounds and mature landscaping. It is situated at the northwest corner of North 6th Avenue and East 5th Street, blocks from 4th Avenue and Downtown. Originally built in 1904 as a residence, it was converted to office uses in 1967.

The Ronstadt House is only two blocks from the Modern Street Car, providing easy access to Downtown, University of Arizona and Banner University Medical Center. The covered and secure carport area provides six parking spaces. Additional street side parking surrounds the property.

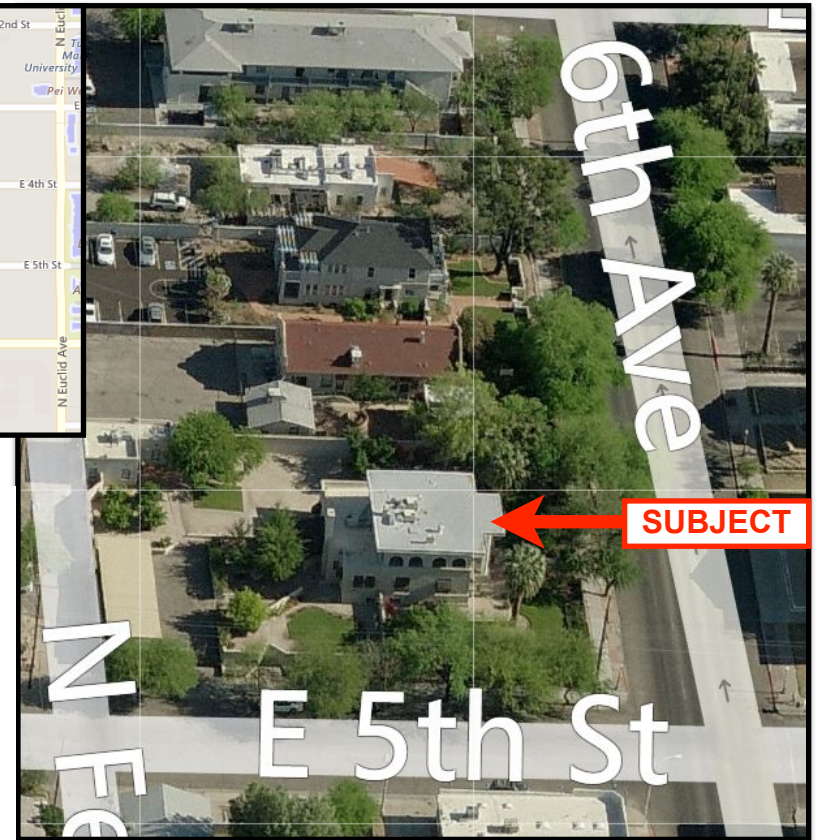
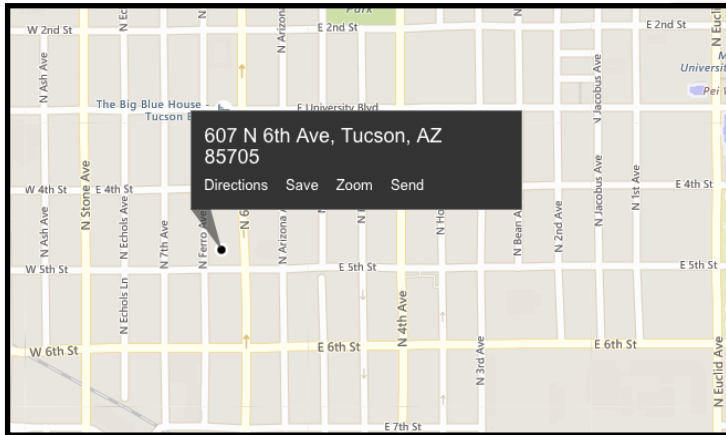
The property consists of **± 5,986 square feet** of office space between two distinct buildings, as set forth in the attached floor plans. The main building also includes a finished basement.

This is an excellent single-tenant offering. Currently the property is under lease to UA Ventures through September 30, 2029 on a NNN basis at \$19.00/SF increasing annually by 3%.

<b>ESTIMATED NNN EXPENSES (2026)</b>	
2025 Real Estate Taxes	\$ 11,777
Landscaping	\$ 10,000
Building Insurance	\$ 5,043
Repairs & Maintenance	\$ 4,000
Pest Control	\$ 1,200
Security Services	\$ 1,000
<b>TOTAL</b>	<b>\$ 33,020</b>
<b>TOTAL/SF</b>	<b>\$ 5.52</b>

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ASSESSOR'S RECORD MAP  
117-04  
CITY OF TUCSON  
BLOCKS 48-50; 59-61

DETAIL 9 (COTALL)



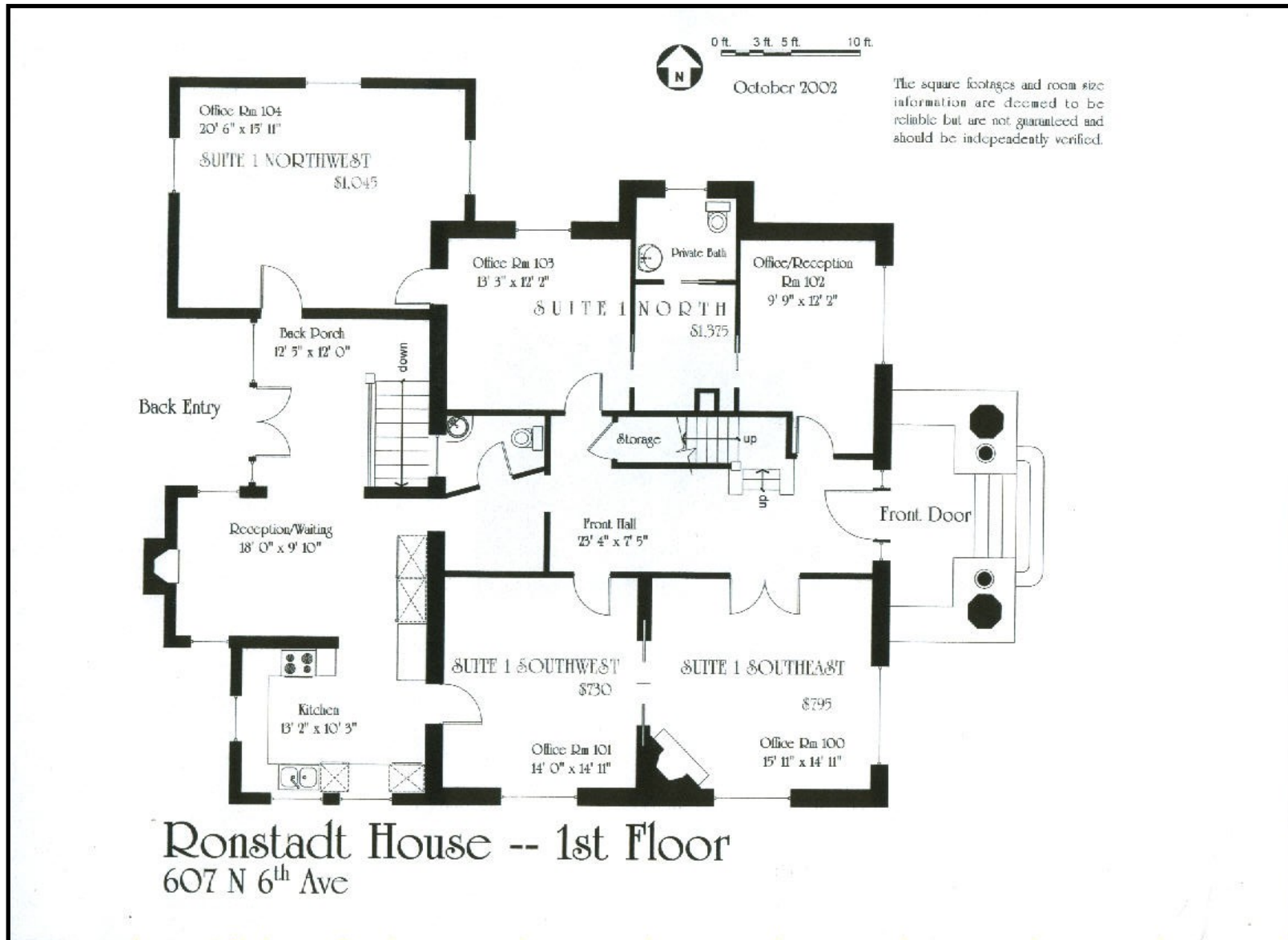
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# FIRST FLOOR PLAN

(Not to scale)



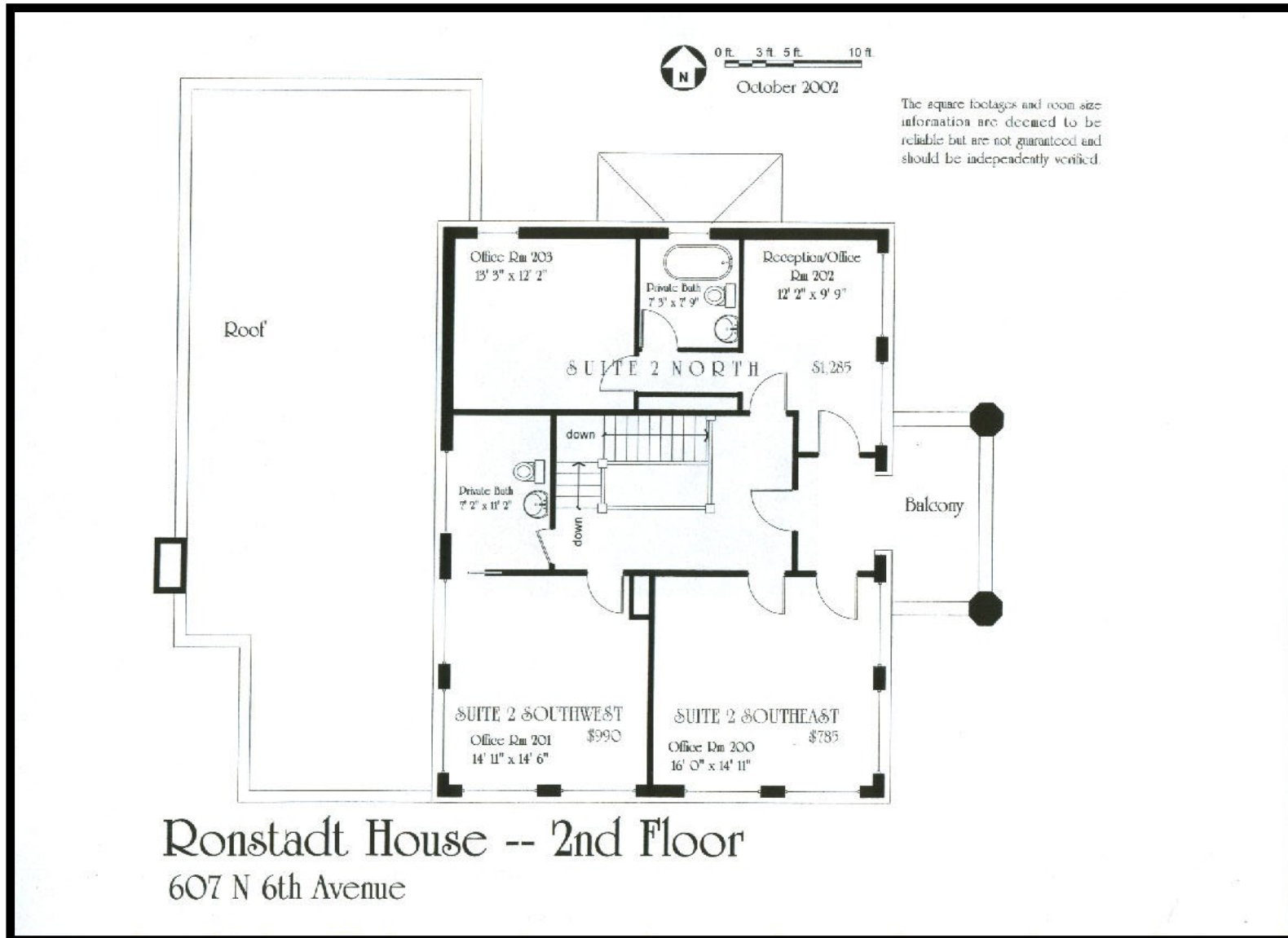
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# SECOND FLOOR PLAN

(Not to scale)

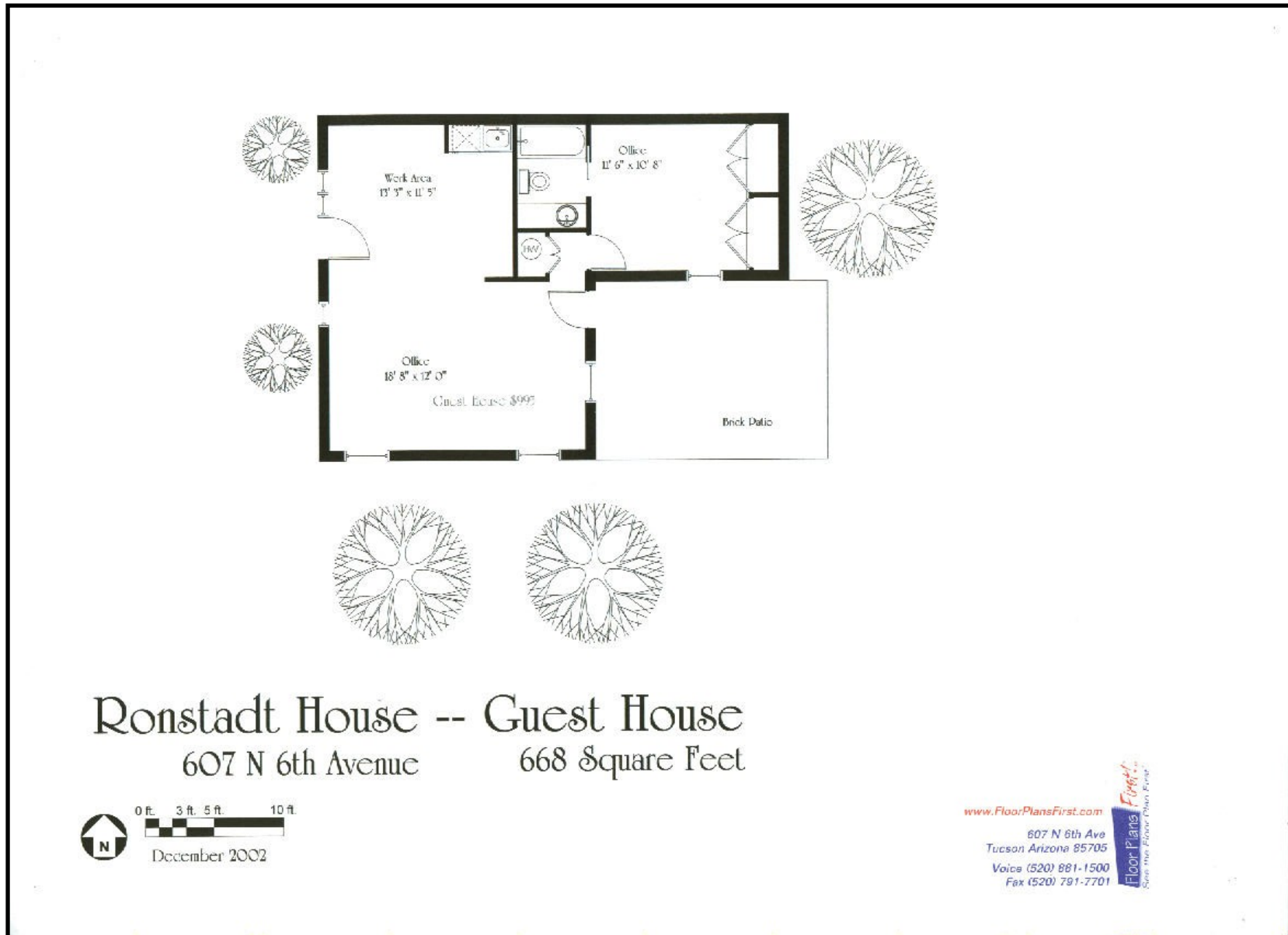


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# FLOOR PLAN - GUEST HOUSE

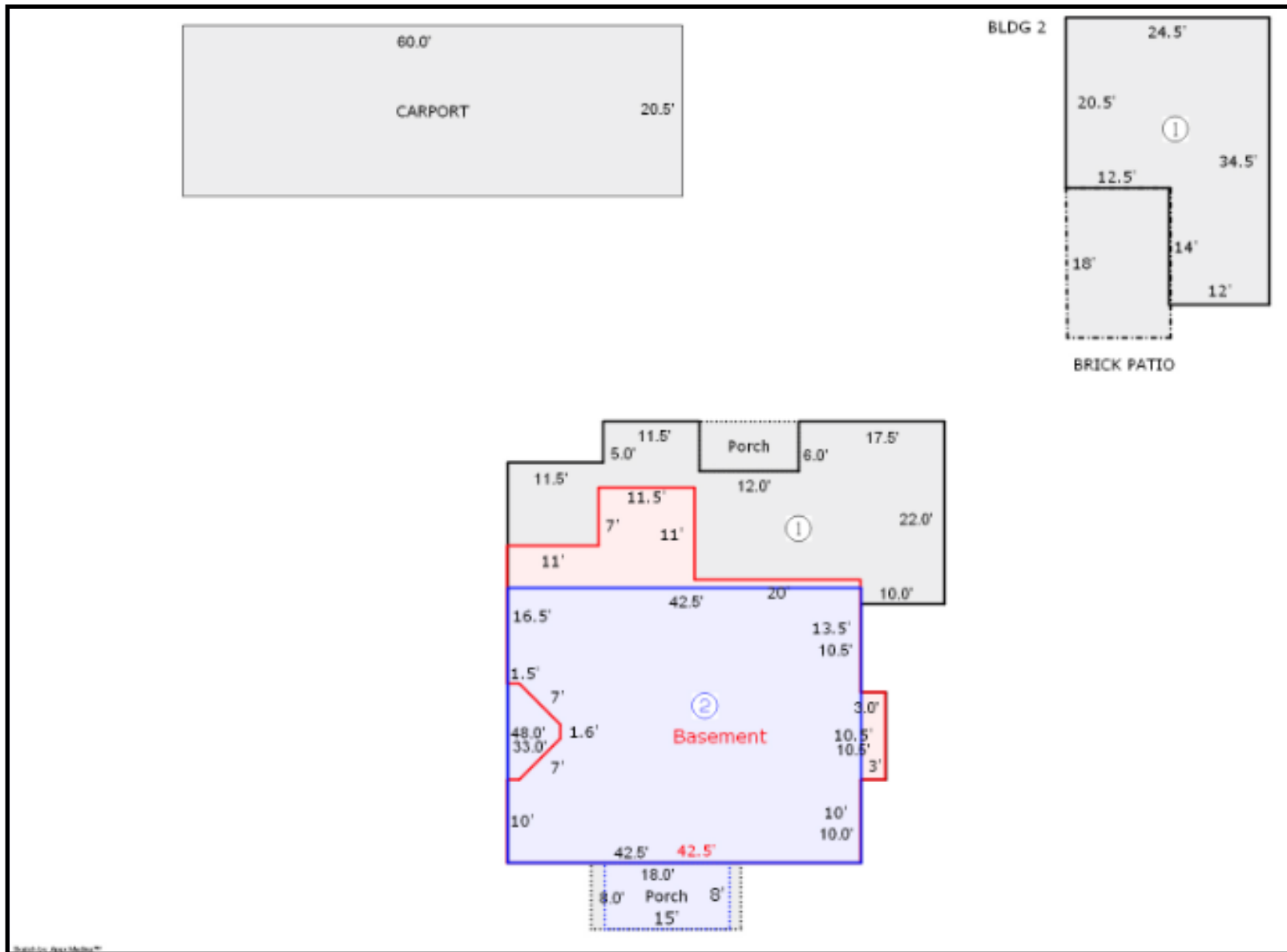


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# SITE PLAN



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