

3-Unit Rental Property for Sale

4636 South 6th Avenue, Tucson, AZ



PROPERTY

Sales Price: \$166,000 (\$80/SF)
 APN: 120-08-242A
 Land Size: 7,632 SF*
 Building Sizes: 870 SF* (retail)
 500 SF* (apartment)
 708 SF* (apartment)
 All buildings are currently vacant.
 Zoning: C-2

* Source: Pima County Assessor

TRAFFIC COUNTS

6th Avenue 19,631 avg. cars per day (2014)

Source: Pima Association of Governments, Traffic Volumes Database

DEMOGRAPHICS

(2016 estimates)	1 Mile	3 Miles	5 Miles
Population	16,147	119,815	213,002
Avg. HH Income	\$33,215	\$39,057	\$44,924
Total employees	9,433	44,692	133,129

Source: Applied Geographic Solutions/TIGER Geography, October 2016

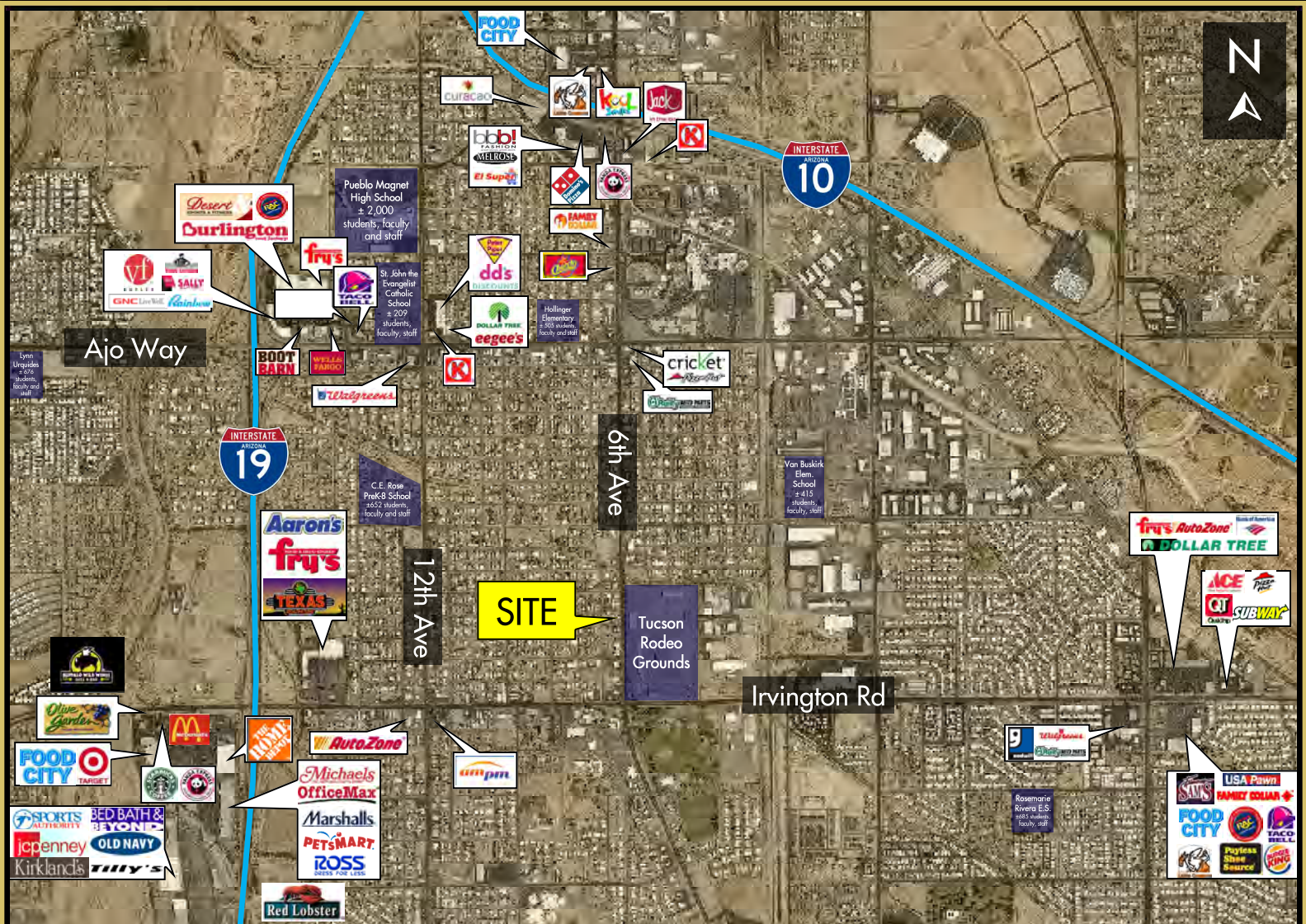
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Not to scale - for illustration only. All sizes, dimensions, parcel boundaries, and locations of the buildings, parking, entrances and common areas shown are approximate and should be verified by Tenant.