

Freestanding Office Building for Sale 911 West Grant Road, Tucson, Arizona



AVAILABLE SPACE

Price:	\$549,000
Building Size:	±6,840 SF (source: appraisal)
Land Size:	±18,079 SF (source: appraisal)
APN:	115-16-039A
2017 Property Taxes:	\$30,949
Zoning:	I-1 (City of Tucson)

HIGHLIGHTS

- Convenient access to I-10
- Gated lot with security system in place
- Office buildout with break room and conference room
- Storage
- Loading
- Owner willing to modify for purchaser's use

DEMOGRAPHICS

(2017 estimates)	1 Mile	3 Miles	5 Miles
Population	11,526	116,346	243,657
Avg. HH Income	\$36,403	\$43,814	\$50,502
Total employees	8,346	100,535	166,600

Source: Applied Geographic Solutions/TIGER Geography, April 2017

TRAFFIC COUNTS

Grant Rd: 30,949 avg. cars per day

Source: Pima Association of Governments, Transportation Data Management System

Exclusively represented by

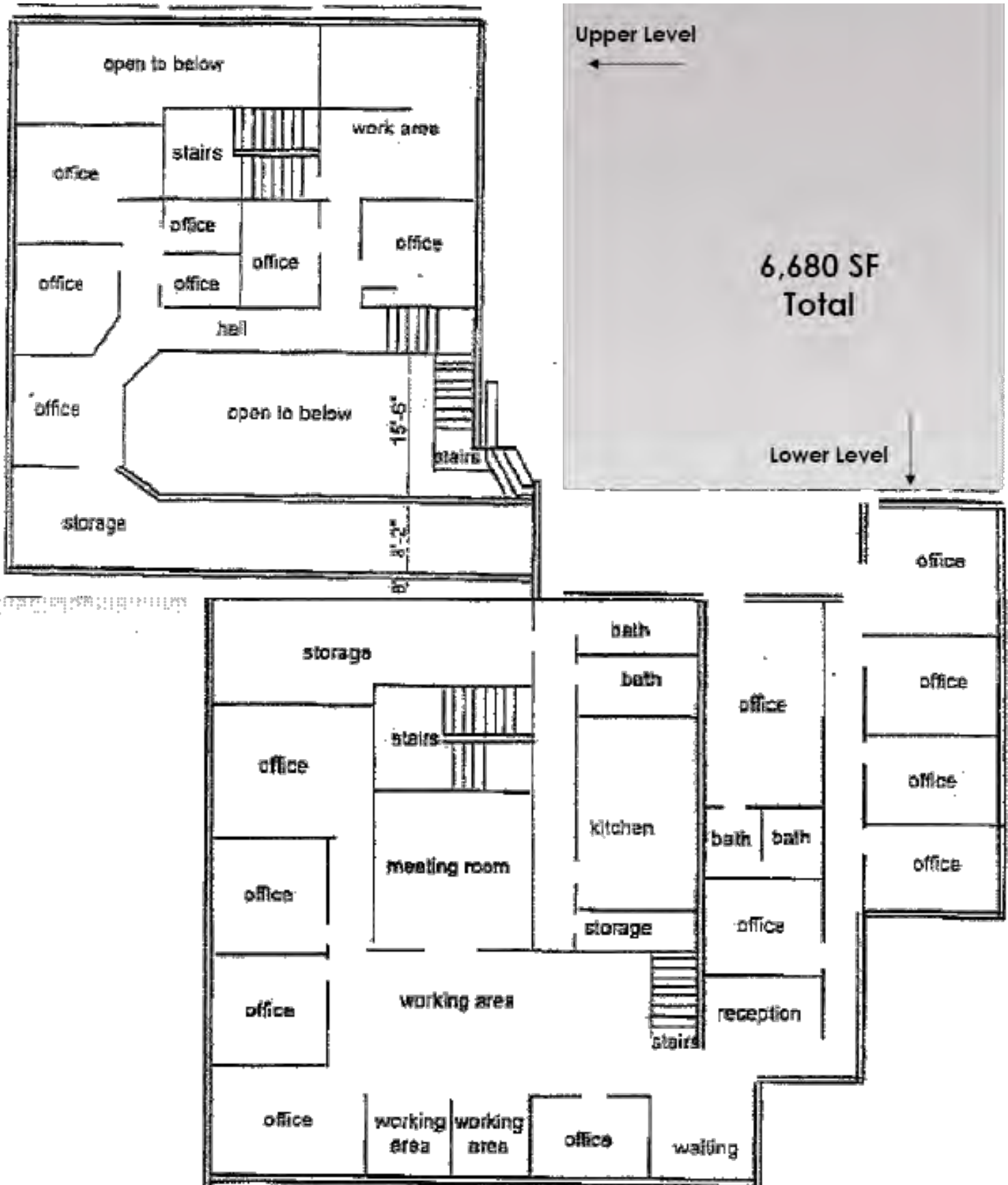
JERAMY PRICE

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Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord.

