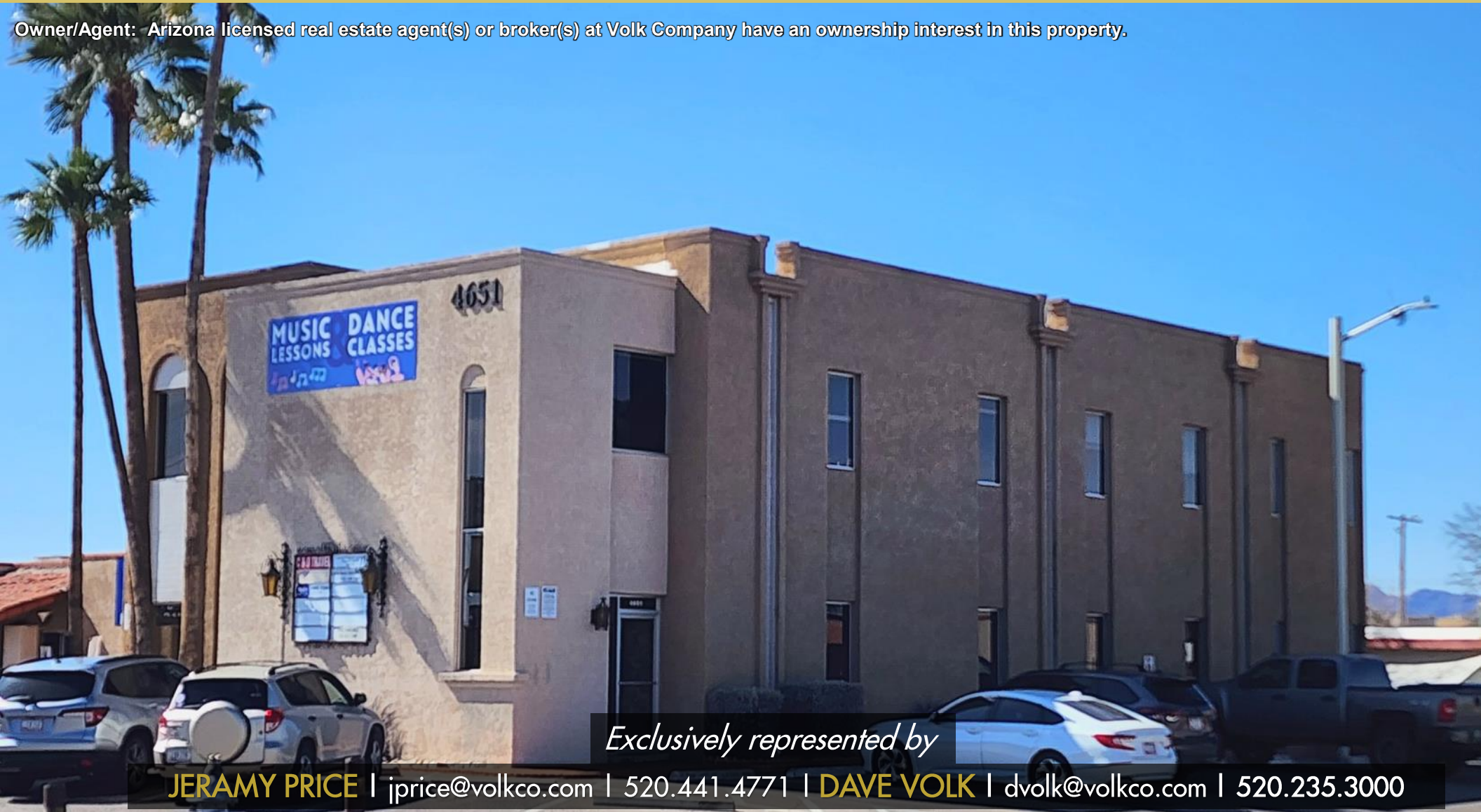


6,553 SF Corner Office Building for Sale

4651 N First Avenue | South of the River and First Ave Intersection
Fee Simple Ownership | Tucson, Arizona

Owner/Agent: Arizona licensed real estate agent(s) or broker(s) at Volk Company have an ownership interest in this property.



Exclusively represented by

JERAMY PRICE | jprice@volkco.com | 520.441.4771 | **DAVE VOLK** | dvolk@volkco.com | 520.235.3000

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. 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. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

6,553 SF Corner Office Building for Sale

4651 N First Avenue | South of the River and First Avenue Intersection
Office or Retail | Tucson, Arizona

Aerial Source: Google Earth



FEATURES

- Located at the base of the Foothills near River Road
- Unique affordable Owner/User opportunity, allowing a buyer to either occupy as a user, collect rental income from tenants, or both
- Signage: Both pole sign and building signage available

HIGHLIGHTS

- Solid masonry construction
- Well maintained building
- Excellent visibility with 1st Avenue frontage
- Multiple access points
- ALTA Survey and Phase One available
- Proposed First Avenue Widening Project to potentially add Hawk pedestrian light, bicycle lane, trees and sidewalks in existing City of Tucson Right of Way*

*For information regarding First Avenue Widening:
tucson1stavenueproject.com/about/

6,553 SF Corner Office Building for Sale

4651 N First Avenue | South of the River and First Avenue Intersection
Office or Retail | Tucson, Arizona

4651 N First Avenue

Price: \$688,065

Building Size: 6,553 SF*

Parcel #: 105-09-015G

**Per Floor Plans First!*



6,553 SF Corner Office Building for Sale

4651 N First Avenue | South of the River and First Avenue Intersection
Office or Retail | Tucson, Arizona



Not to scale, dimensions are only approximate



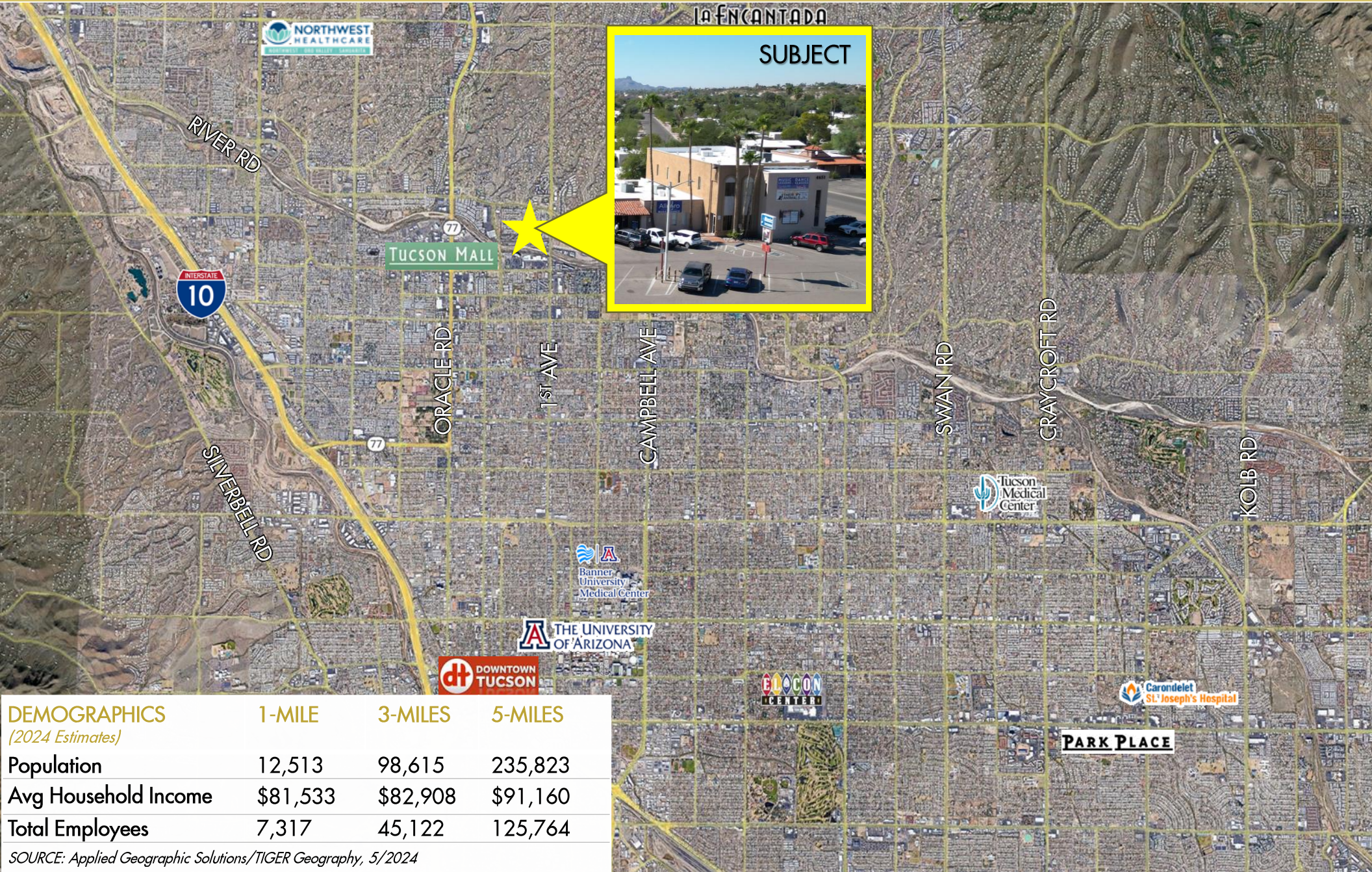
4651 1st Level 3,275 Sq Ft

4651 2nd Level 3,278 Sq Ft

Total Gross 6,553 Sq Ft

6,553 SF Corner Office Building for Sale

4651 N First Avenue | South of the River and First Avenue Intersection
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DEMOGRAPHICS <i>(2024 Estimates)</i>	1-MILE	3-MILES	5-MILES
Population	12,513	98,615	235,823
Avg Household Income	\$81,533	\$82,908	\$91,160
Total Employees	7,317	45,122	125,764

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2024