

±8,637 SF BUILDING WITH FENCED YARD FOR SALE
Warehouse, Showroom or Commercial Kitchen/Tap Room
960 E 17th Street, Tucson, AZ (Near Downtown)

OPPORTUNITY ZONE



Exclusively represented by

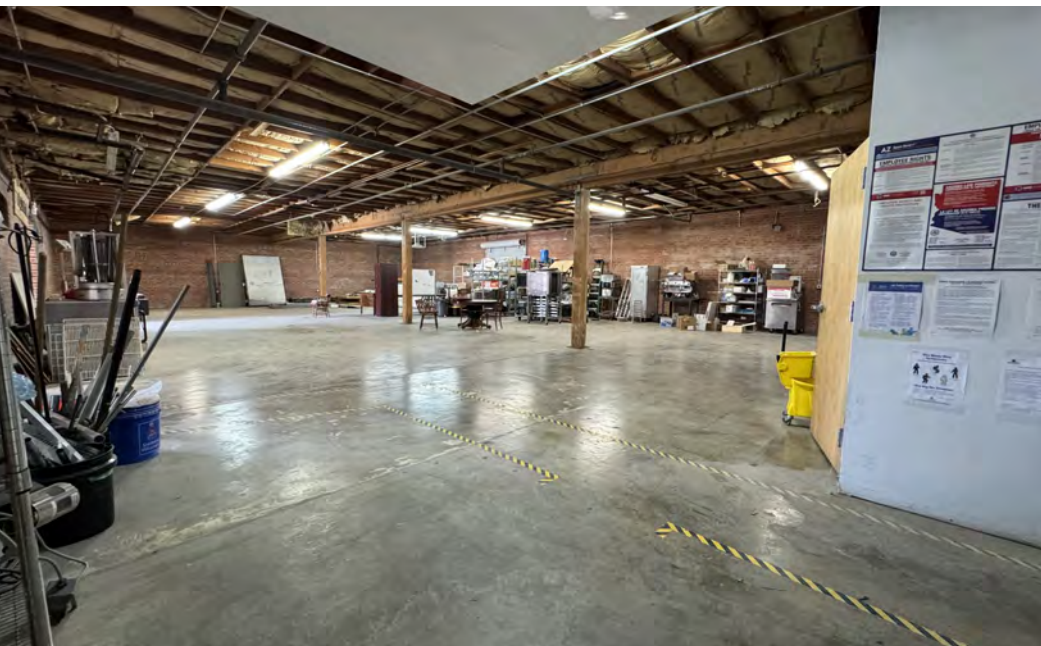
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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

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AVAILABLE

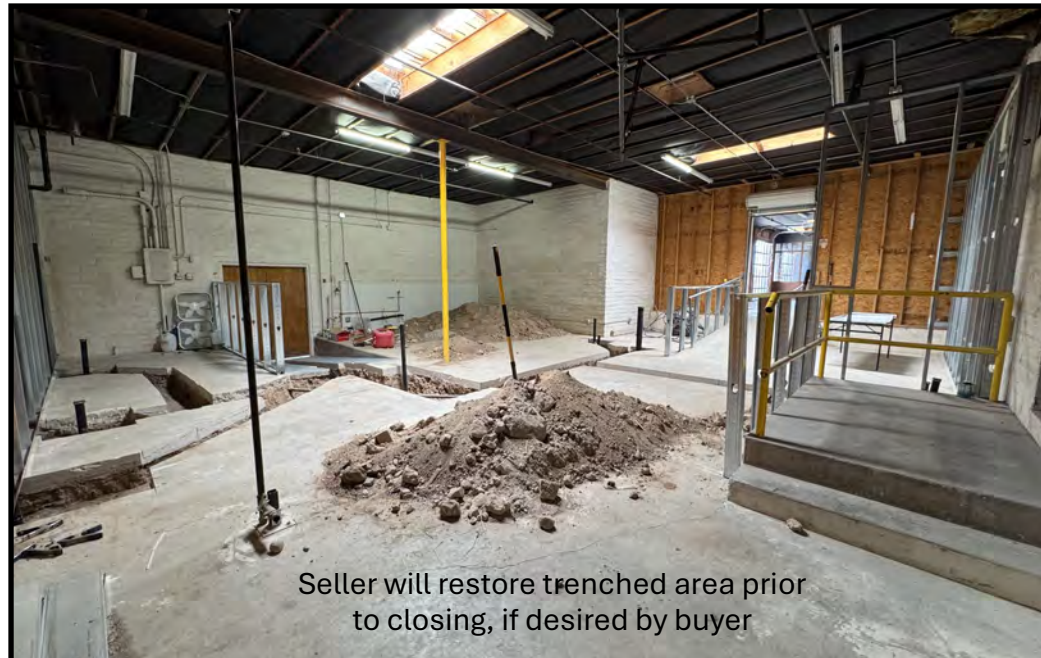
BUILDING SIZE	±8,637 SF (per assessor)
LAND SIZE	±18,360 (per assessor)
SALE PRICE	\$1,079,750 (\$125/SF)
TAXES	\$9,358 (2025)
LOADING	3 Dock High (2 with Load Leveler, plus a rear box van door)
POWER	120/208 Volt, 1,200 amp 3-Phase Power
ZONING	I-1 (City of Tucson)
PARCEL NUMBER	124-15-0180
CEILING HEIGHTS	Sprinkled with up to 11ft clear heights

HIGHLIGHTS

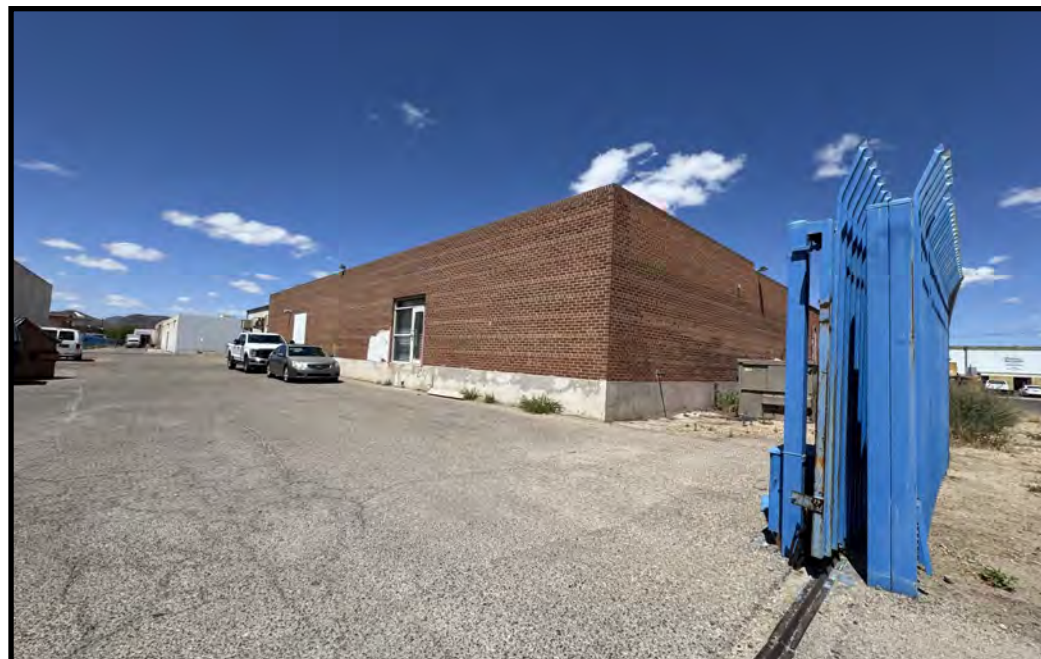
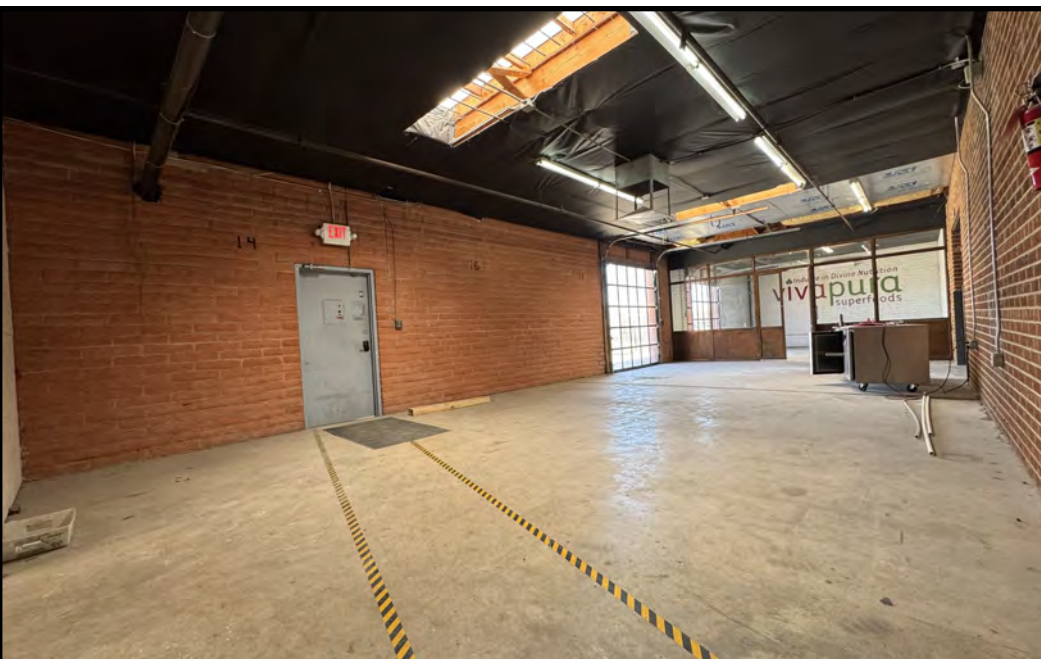
- Well-insulated ceiling and thick red-brick walls
- Glass garage doors
- Fully gated and enclosed site with ample yard/parking
- 1/3 Air-Conditioned, 2/3 Evap Cooled
- Excellent location
 - ½ mile from Aviation Highway
 - 2 ½ miles from Kino Pkwy
 - 1 mile from Downtown Tucson
- New plumbing infrastructure installed within a portion of the interior space

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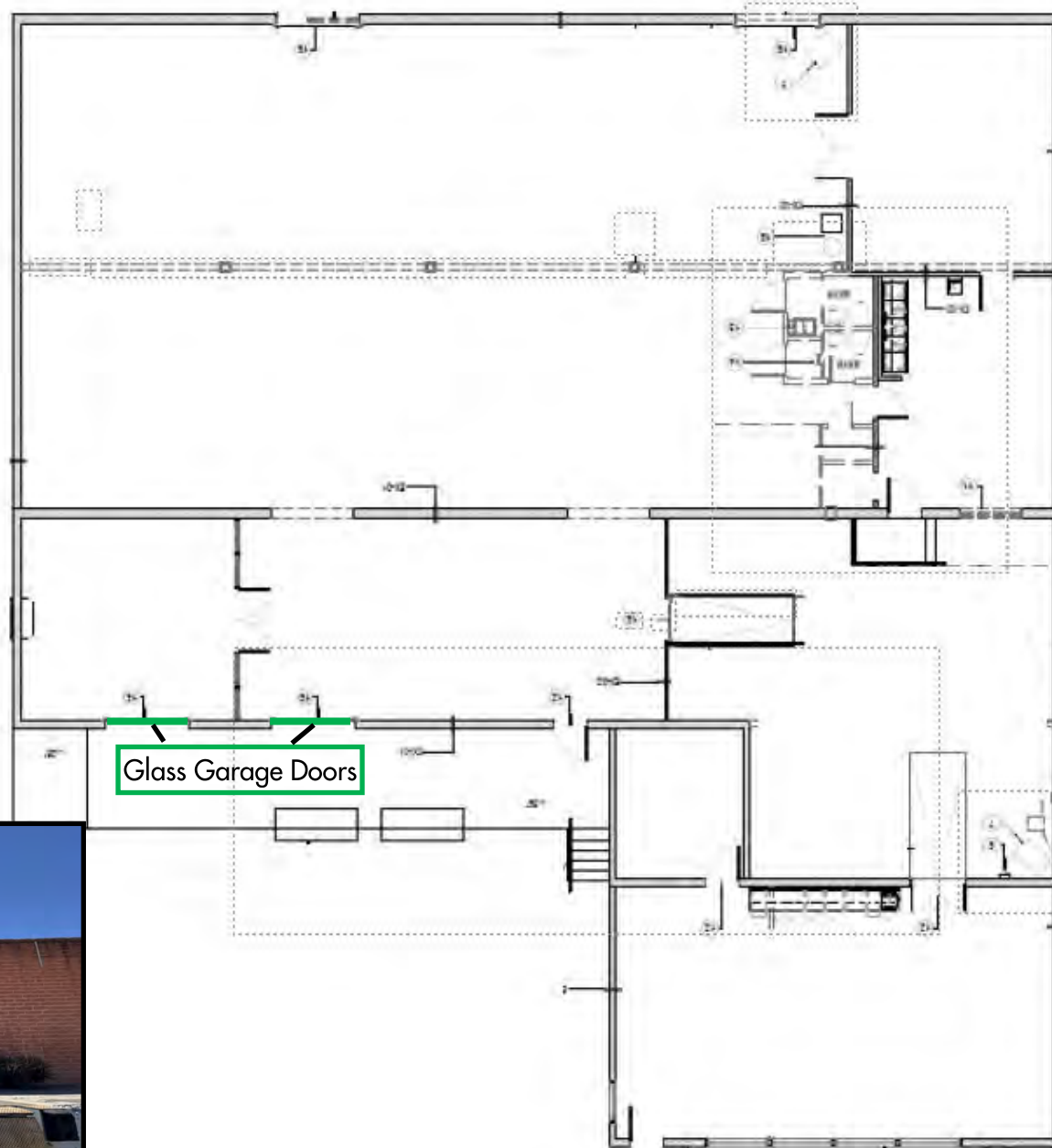
Seller will restore trenched area prior to closing, if desired by buyer



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FLOORPLAN



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