

EVENT CENTER, SHOWROOM OR WAREHOUSE SPACE FOR SALE

±18,560 SF Red Brick Building | Opportunity Zone | 840 E. 17th Street, Tucson
Near Downtown | Current home of Site 17

Exclusively represented by

JOEY CASTILLO
jcastillo@volkco.com
520.495.2234

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 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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FEATURES

BUILDING SIZE	±18,560 SF* (per owner)
LAND SIZE	±24,169 SF* (per assessor)
CLEAR HEIGHT	17-18 FEET
LOADING	Front load dock position
SALE PRICE	\$1,765,480.00 (\$95.12/SF)
YEAR BUILT	1951
PARCEL NUMBER	124-15-016A
ZONING	I-1 Tucson



HIGHLIGHTS

- Less than One Mile from Downtown Tucson
- Thick walls create natural cooling and insulation effect
- Red Brick exterior
- Heavy Power, 480 volt/1,600+ amps
- Offers buyer the opportunity to rent out the vacancies or purchase as an owner/user
- Permitted for events of up to 250 occupants

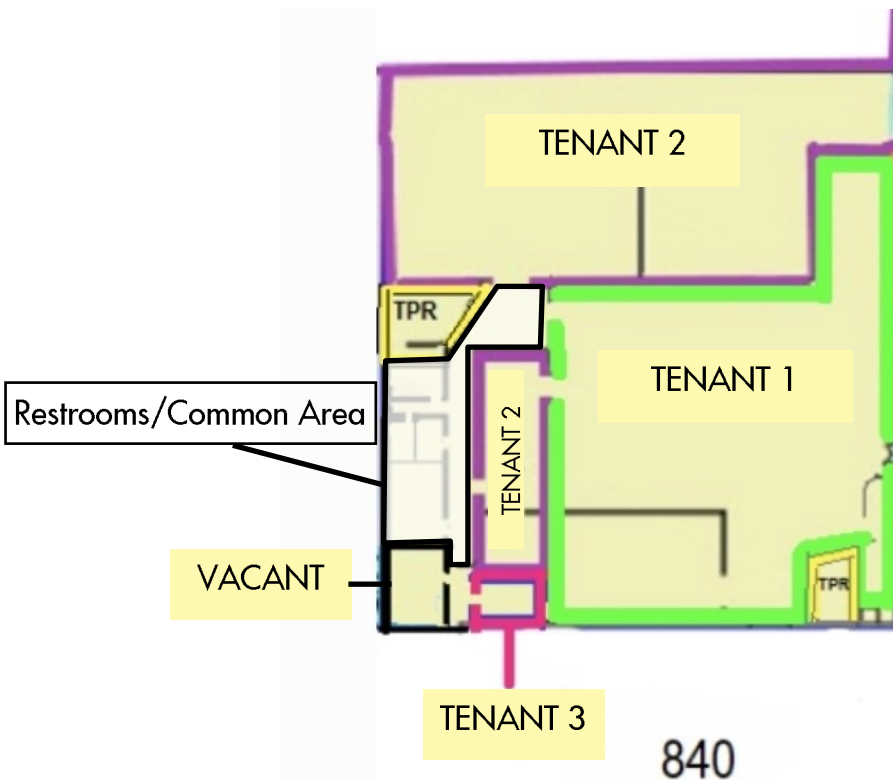


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840 E. 17th Street Rent Roll

Tenant Name	Lease Start Date	Lease End Date	Rentable Square Feet (RSF)	Monthly Rent (\$)	Annual Rent (\$)	Annual Rent PSF (Gross)
Tenant 1 (owner operator)	month-month	month-month		\$3,000.00	\$36,000.00	\$6.92
Tenant 2	9/1/2023	8/31/2025		\$3,700.00	\$44,400.00	\$5.06
Tenant 3	month-month	month-month		\$500.00	\$6,000.00	\$2.05
				\$7,200.00	\$86,400.00	



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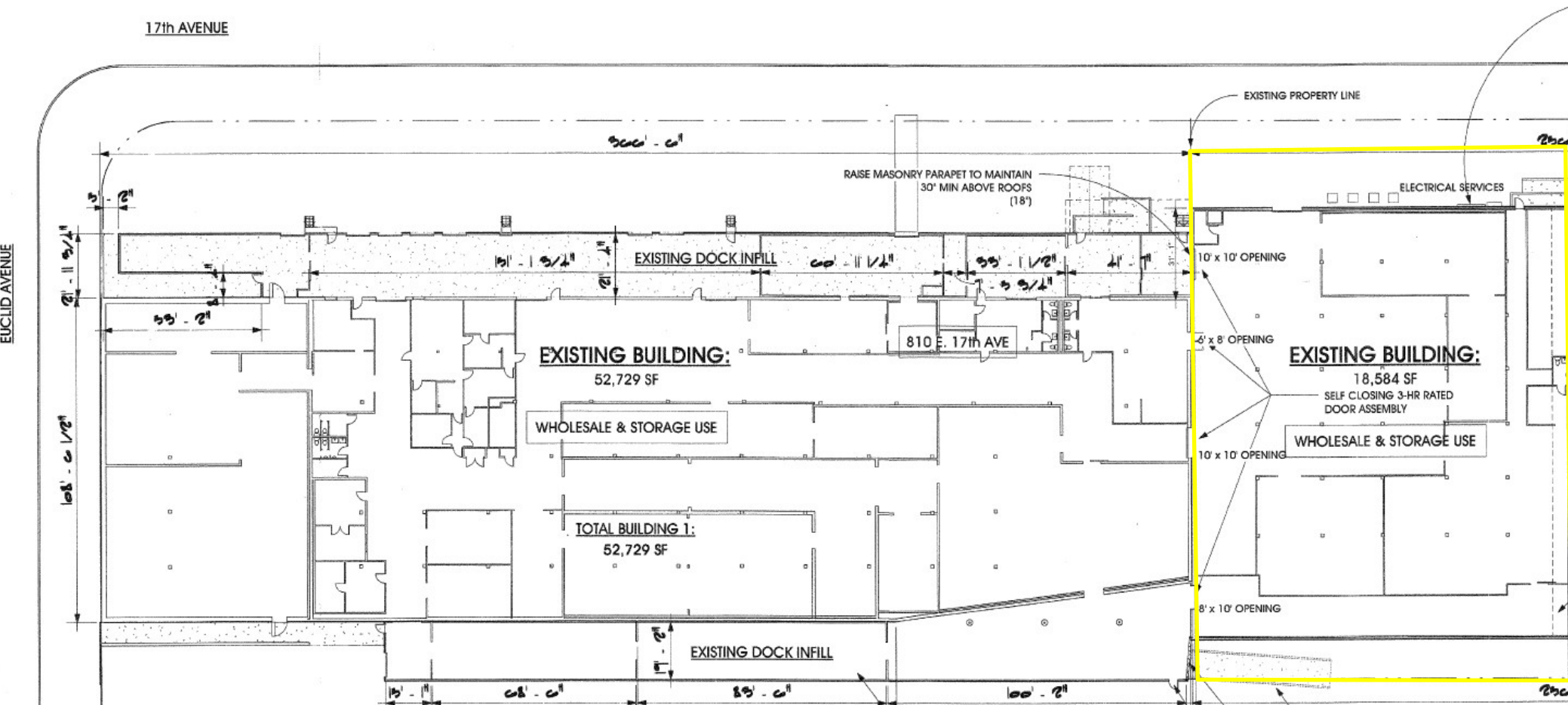
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SUBJECT PROPERTY

840 E. 17th Street

810 E. 17th Street

Also Available For Purchase

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